



Please submit public comments to sadc@ag.nj.gov

SADC FY 2020 Annual Monitoring Report



Slide 2





Attachment 1: Easement Monitoring Data for FY 2020 and Past Years

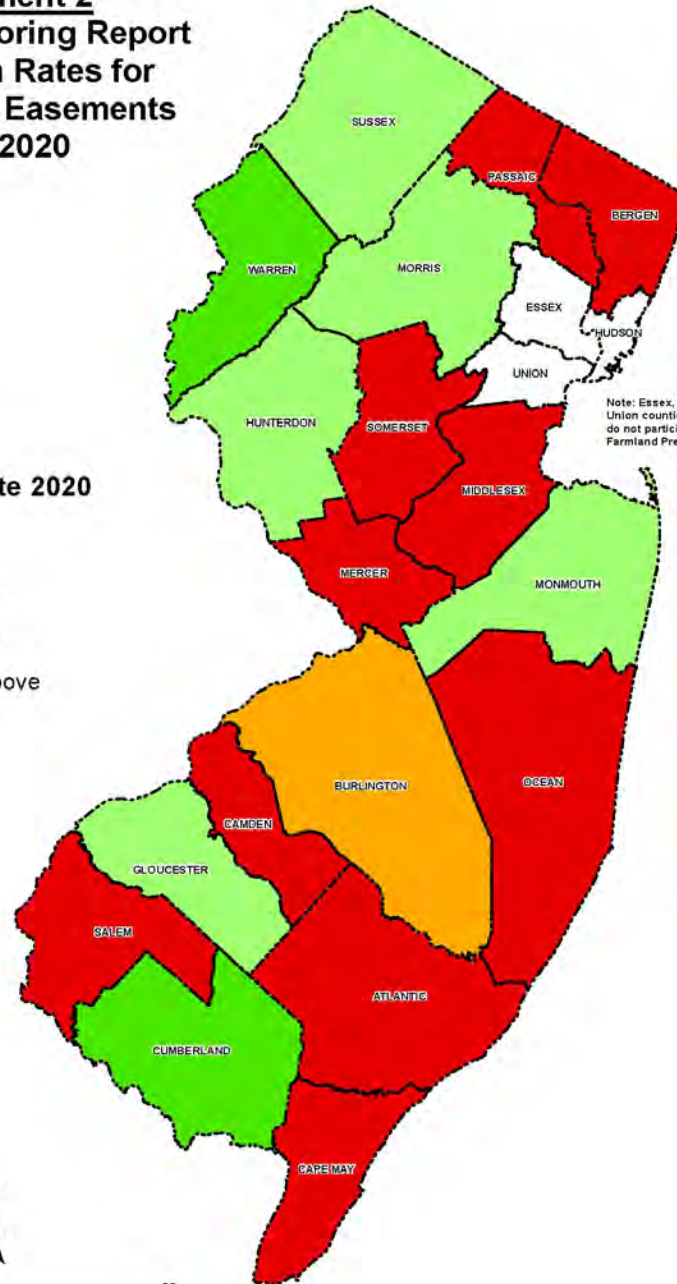
	2017			2018			2019			2020			2011-2020			
Easement Holder	Farms to Monitor	Farms Completed	Comp. Rate ³	Farms to Monitor	Farms Completed	Comp. Rate ³	Farms to Monitor	Farms Completed	Comp. Rate ³	Farms to Monitor	Farms Completed	Comp. Rate ³	Farms to Monitor	Farms Completed	Comp. Rate ³	e-Forms Usage
County Agriculture Development Board																
Atlantic	11	11	100%	11	11	100%	11	11	100%	11	0	0%	113	77	68%	Yes
Bergen	8	8	100%	8	7	88%	8	8	100%	8	0	0%	76	66	87%	Yes
Burlington	214	201	94%	214	231	108%	230	218	95%	231	146	63%	1975	1888	96%	Yes
Camden	6	6	100%	6	0	0%	6	0	0%	6	0	0%	52	6	12%	No
Cape May	48	42	88%	48	44	92%	49	49	100%	50	0	0%	461	371	80%	Yes
Cumberland ⁵	166	149	90%	172	170	99%	180	180	100%	190	188	99%	1469	1078	73%	No
Gloucester	159	126	79%	172	180	105%	192	125	65%	196	155	79%	1520	887	58%	Yes
Hunterdon	296	141	48%	301	243	81%	309	247	80%	316	285	90%	2749	1895	69%	Yes
Mercer	90	84	93%	90	83	92%	92	82	89%	92	0	0%	830	719	87%	Yes
Middlesex	52	48	92%	52	48	92%	54	50	93%	54	2	4%	475	405	85%	Yes
Monmouth	179	139	78%	179	166	93%	180	173	96%	182	142	78%	1677	1525	91%	Yes
Morris ¹	108	108	100%	110	110	100%	113	108	96%	113	97	86%	1053	970	92%	No
Ocean	46	45	98%	46	45	98%	46	40	87%	47	1	2%	438	378	86%	Yes
Passaic	2	1	50%	2	0	0%	2	0	0%	2	0	0%	15	2	13%	Yes
Salem	150	140	93%	166	73	16	181	88	31	196	0	0%	1402	863	62%	Yes
Somerset	91	66	73%	92	70	76%	93	50	54%	93	4	4%	851	628	74%	Yes
Sussex	137	110	80%	137	126	92%	140	100	71%	143	133	93%	1300	906	70%	Yes
Warren ⁶	222	217	98%	223	232	104%	230	245	107%	239	239	100%	2021	1946	96%	Yes
County Totals/%	1,985	1,642	83%	2,029	1,839	91%	2,116	1,774	84%	2169	1392	64%	18,477	14,610	79%	83%
Non-Profits²	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate	e-Forms Usage
D & R Greenway	5	5	100%	5	5	100%	5	5	100%	5	5	100%	43	36	84%	Yes
NJCF	22	20	91%	22	20	91%	22	21	95%	23	6	26%	165	106	64%	Yes
Ridge & Valley	5	5	100%	5	5	100%	5	2	40%	2	2	100%	45	32	71%	Yes
Monmouth Cons. Found.	3	3	100%	4	4	100%	5	5	100%	5	2	40%	27	22	81%	Yes
Nature Conservancy	0	0	4-ATS	0	0	4-ATS	0	0	4-ATS	0	0	4-ATS	2	0	N/A	N/A
Hunterdon Land Trust ⁶	7	7	100%	7	6	86%	7	5	71%	5	5	100%	59	39	66%	Yes
Land Conservancy of NJ (fc	1	1	100%	1	1	100%	1	1	100%	1	1	100%	8	8	100%	Yes
South Jersey L&W Trust	2	2	100%	2	2	100%	2	0	0%	2	0	0%	22	8	36%	Yes
Upper Raritan Water.	0	0	1-ATC	0	0	1-ATC	0	0	1-ATC	0	0	1-ATC	5	0	N/A	N/A
Montgomery Friends	1	0	0%	1	0	0%	1	0	0%	1	1	100%	10	2	20%	Yes
Lamington Conservancy	0	0	1-ATC	0	0	1-ATC	0	0	1-ATC	0	0	1-ATC	5	0	N/A	N/A
Non-Profit Totals/%	46	43	93%	47	43	91%	48	39	81%	44	22	50%	391	253	65%	100%
SADC	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate	e-Forms Usage
SADC Totals/%	482	467	97%	503	498	99%	513	419	82%	528	315	60%	4651	4,363	94%	100%
All Programs	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate³	Farms to Monitor	Farms Completed	Comp. Rate	e-Forms Usage
State Totals/%	2,513	2,152	86%	2,579	2,380	92%	2,677	2,232	83%	2741	1,729	63%	23,519	19,226	82%	89%

Attachment 2
Annual Monitoring Report
Completion Rates for
County Held Easements
In FY 2020

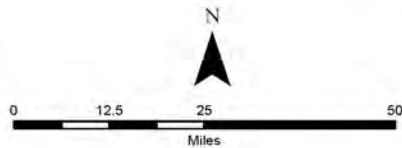
Legend

Completion Rate 2020

-  0% - 50%
-  51% - 75%
-  76% - 94%
-  95% and above

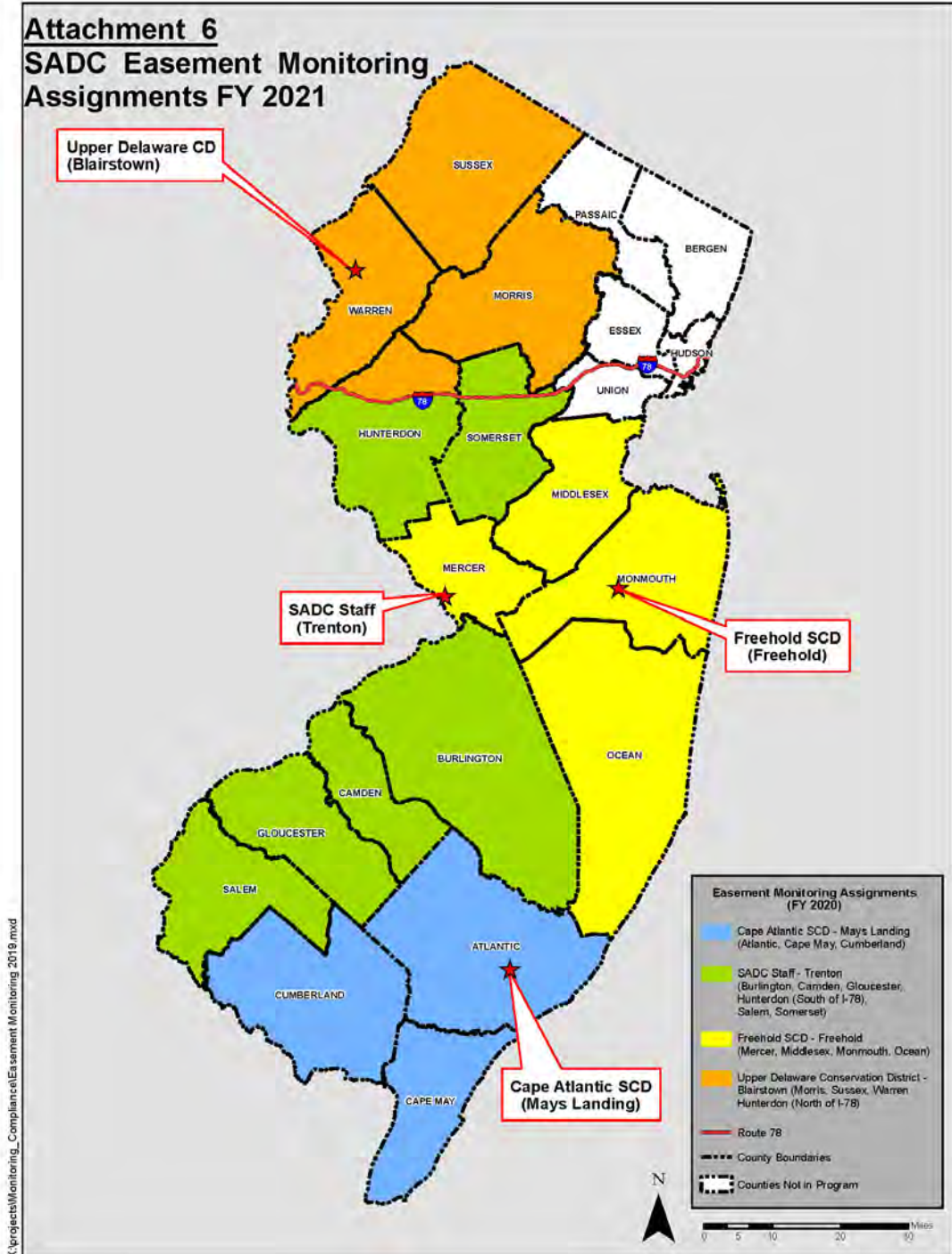


Note: Essex, Hudson and Union counties do not participate in the Farmland Preservation Program



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Attachment 6 SADC Easement Monitoring Assignments FY 2021



Attachment 3: Issues Reported from Monitoring in FY 2020

Issues Reported from Monitoring in FY 2020	Concerns	As % of Total Concerns	County and Non-Profit Held Easement Concerns	SADC Held Easement Concerns	CADB, Non-Profit & SADC Suspected Violations	As % of Total Suspected Violations
Conservation (Erosion, Water Management/Drainage, Loss of Tillable Acreage)*	73	39.7%	45	28	3	16.67%
Dumping/Trash	32	17.4%	29	3	5	27.78%
Overgrown Fields	26	14.1%	14	12	1	5.56%
Encroachment	17	9.2%	16	1	0	0.00%
Fallow Fields	10	5.4%	8	2	0	0.00%
Non-Agricultural Use	6	3.3%	6	0	2	11.11%
Unapproved Solar	6	3.3%	5	1	0	0.00%
Soil Disturbance	5	2.7%	5	0	2	11.11%
Invasive Species	3	1.6%	3	0	0	0.00%
Neighbor Issues	3	1.6%	3	0	0	0.00%
Ag Labor Housing	2	1.1%	2	0	2	11.11%
Manure Management	1	0.5%	0	1	1	5.56%
Unapproved Residence	0	0.0%	0	0	2	11.11%
Total Number of Concerns	184	100%	136	48	18	100.00%
Total Monitoring Visits with a Potential Concern or Violation Observed (as reported through e-Forms, and by Morris and Cumberland reports)	161					
Total Monitoring Visits (e-Forms and other reports - includes Morris and Cumberland, which didn't use the e-Form)	1,729					
Percent of Monitoring Visits with a Potential Concern or Violation Observed	9.31%					
<small>*All issues (concerns and violations) are as reported in the e-Form by inspection staff of CADBs, Non-Profits, and SADC. Cumberland and Morris County numbers, as reported in paper forms by inspection staff of the Cumberland and Morris CADBs, also are included.</small>						
<small>Further review and actual determinations are pending regarding certain SADC-held easement farms with concerns. Most County and non-profit-held easement concerns/violations are handled at the local level.</small>						
Sub-Chart for: Conservation (Erosion, Loss of Tillable Acreage, Water Management/Drainage)*						
*Breakdown of the "Conservation" category in the chart above	Concerns	As % of Total Concerns	County and Non-Profit Held Easement Concerns	SADC Held Easement Concerns	CADB, Non-Profit & SADC Suspected Violations	As % of Total Suspected Violations
Conservation - Erosion	55	29.9%	31	24	2	11.11%
Conservation - General	2	1.1%	1	1	0	0.00%
Conservation - Loss of Tillable Acreage	1	0.5%	0	1	0	0.00%
Conservation - Water Management/Flooding/Drainage	15	8.2%	13	2	1	5.56%
Conservation Issues - Subtotal	73	39.7%	45	28	3	16.67%

Attachment 4: Routine Stewardship Matters, and Concerns, Acted Upon by the SADC in FY 2020

Routine Stewardship Matters Acted Upon by the SADC in FY 2020	Number	Approved/Denied/No Action	Notes
Division of Premises	3	3/0/0	
New House Construction	4	3/0/1	
Ag Labor Housing	1	1/0/0	
Solar	1	1/0/0	
Rural Microenterprise	2	2/0/0	
Cell Tower	0	0/0/0	
RDSO (Residual Dwelling Site Opportunity)	0	0/0/0	
Septic Replacement Outside Exception Area	1	1/0/0	
Total	12	11/0/1	
Stewardship Concerns Brought to the SADC in FY 2020	Number	Approved / Denied / Declared Violation / Discussion Only	Properties/Issue
Review of Activities	1	Discussion Only	Hugelculture & Biochar - Naturally Nurturing Farm
Deed of Easement Concerns	0		
Total Monitoring Inspections this FY	1,729		
Percent Monitoring Inspections Resulting in Review of Activities this FY	0.06%		

Attachment 5: Stewardship Concerns Pending

Stewardship Concerns Pending													
SADC ID#	Easement Holder	County	Municipality	Property	Block	Lot	Closing Date	State Funding	Source of State Funding	Issue	Paragraph(s) of DOE Out of Compliance	FY Issue Identified	Status
06-0094-EP	County	Cumberland	Lawrence	Riggins Aistede (Hideaway Farm LLC #1)	3	10	8/27/2003	\$39,872.64	2003 Garden State Fund	Fallow fields	2	2020	CADB working with landowner to remediate.
14-0121-EP	County	Morris	Chester	Riggins Aistede (Hideaway Farm LLC #1)	15	28.01, 28.02	12/28/2006	\$1,562,850.60	FY2007 GSPT	Non-ag use/ Barn events	1, 2, 3, 4	2019	Under CADB and SADC Review Landowner filed suit to reform Schedule B.
18-0020-EP	County	Somerset	Hillsborough	Osterman/Mueller	173	9.07	10/6/1999	\$277,531.80	1995 Bond Fund	Importation of Fill/ Non Ag Use	1, 2, 3, 4, 5, 6, 7	2019	CADB working with owner to resolve. Consent order signed.
08-0010-EP	County	Gloucester	South Harrison	Sorbello	6	8	12/29/1997	\$111,120.90	1989 Bond Fund	House not completely on exception area		2018	Under CADB and SADC Review
08-0010-EP	County	Gloucester	South Harrison	Sorbello	6	8	12/29/1997	\$111,120.90	1989 Bond Fund	Non-Ag Use/ Farm Market and Barn	1,2, 3, 4	2018	Under CADB and SADC Review
13-0159-EP	County	Monmouth	Manalapan	Casola	4.01;12	11.01;12.03	2/7/2002	\$3,504,508.82	FY2000 GSPT	Non- Ag use/ Store	1, 2, 3, 4	2018	Under CADB and SADC Review
10-0244-DE	SADC	Hunterdon	East Amwell	Van Doren	20	11;16;18.01;30	4/27/2018	\$1,378,683.60	2015 Garden State Fund	Erosion	7	2018	SADC working with landowner to remediate.
14-0131-EP	County	Morris	Harding	Picozzi	8	2; 2.01; 2.02	5/15/2009	\$732,975.00	FY2006 GSPT	Non-ag use/ Hockey rink in barn	Non-ag use/Hockey rink in barn	2017	Landowner appealed SADC decision to Appellate Division. Appellate court finds in favor of SADC.
05-0049-EP	County	Cape May	West Cape May	Willow Creek/Wilde	73;74	9;2	6/11/2007	\$533,999.92	FY2005 GSPT	Unapproved Ag Labor Unit	1, 3, 12	2016	Landowner refuses to respond to requests to make application for ag labor unit.
18-0029-EP	County	Somerset	Branchburg	Taverner	77	38.03	3/31/1992	\$1,780,363.50	1989 Bond Fund	Owner living in Ag labor unit/ Non-ag uses	1, 2, 3, 4, 14	2016	CADB working with owner to resolve. Consent order signed. Under SADC review.
18-0010-DN	SADC	Somerset	Montgomery	Hunter Farms	26001	1.02	12/2/2003	\$0.00	Donation-state	Non-ag use/ Horse shows	1, 2, 3, 4	2016	SADC established requirements for stormwater compliance, impervious cover compliance and soil remediation. Owner working toward compliance.
18-0002-NP	Township	Somerset	Montgomery	Raymond/ Greenburg/MFOS	31001	20 & 20.01	2/27/2007	\$429,960.00	FY2000 GSPT	Importation of Fill	1, 2, 5, 6, 7	2015	SADC Staff working with Township to bring property back into compliance.
19-0038-EP	County	Sussex	Hampton	Kolich/Neppl	3105	1.01	1/15/2002	\$141,912.81	FY2000 GSPT	Unapproved Ag Labor Unit	1, 3, 12	2015	Pending review with County.
21-0477-PG	County	Warren	Greenwich	Rlewerts-Tribble/Schuster	44	5; 24	6/30/2010	\$213,234.10	FY2007 GSPT	Relocation of Driveway	1, 2, 9, 13, 15c	2012	SADC denial contested by landowner. Matter remanded to OAL.
03-0029-FS	County	Burlington	Pemberton	Dragon Land/Sybron	780	1, 2, 3 & 5	6/29/2005	\$393,504.57	FY2003 GSPT	Erosion	1, 2, 3, 4, 5, 6	2011	County taking legal action against landowner.
10-0020-EP	County	County	Franklin	Quaker Valley Farms/Mathews	37	42	9/22/1993	\$241,608.04	1989 Bond Fund	Soil Disturbance	1, 2, 3, 4, 5, 6	2008	Supreme Court decision in favor of SADC 8/14/18. SADC working with landowner on remediation or donation of easement in lieu of remediation.

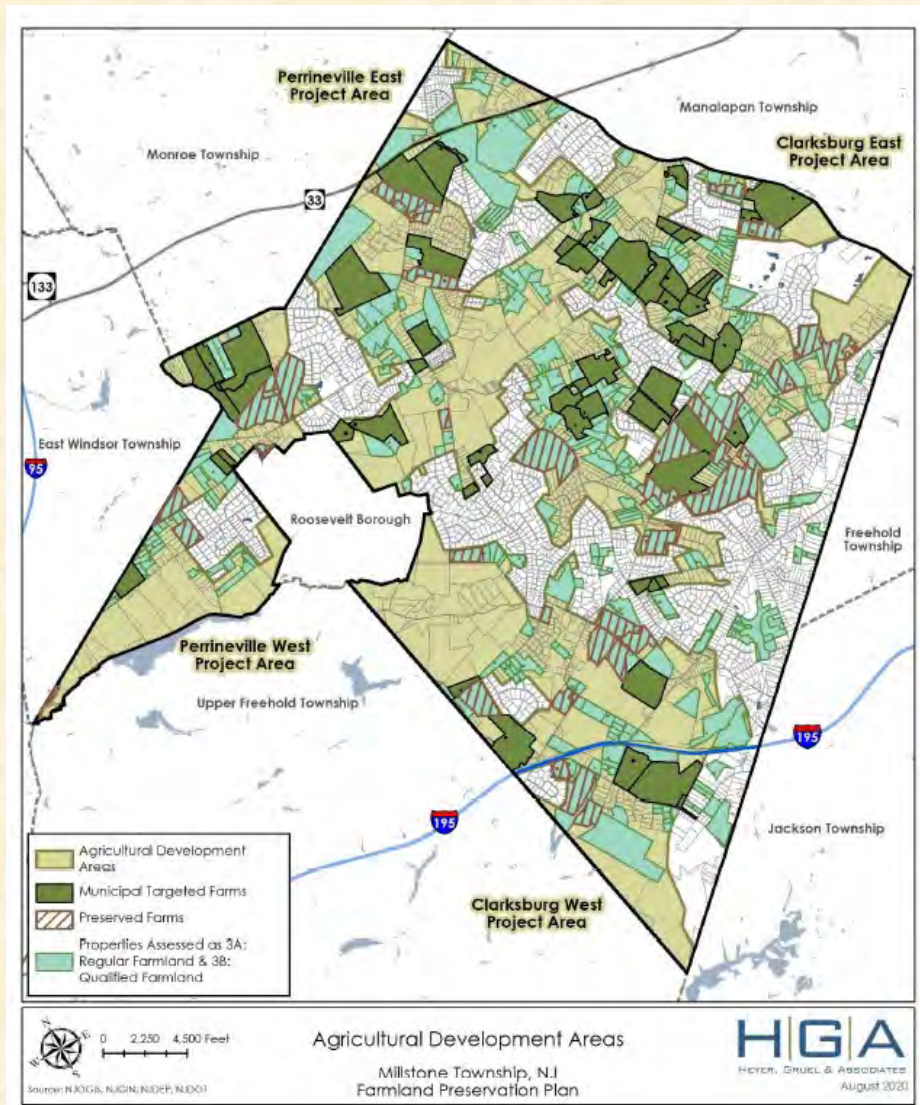
Final Approval 2022 Planning Incentive Grant

Annual Application and Comprehensive Farmland Preservation Plan Update

Millstone Township, Monmouth County

Active Farmland by Category			
Soil Classification	Total Acres	Active Farmland	% of Total Acres
Prime Farmland Soils	9,580	3,462	36.1%
Statewide Importance Soils	5,032	1,206	24.0%
Statewide Importance Soils, if drained	2,382	156	6.5%
Soils of Unique Importance	628	6	0.9%
Not Prime Farmland Soils	6,182	300	4.9%
Total	23,803	5,130	21.6%

Source: USDA NRCS WSS, NJDEP LULC 2015, Acreage calculated in GIS



- *Total for Ag. Use = 8,827 Acres (2017/'18 Farmland Assessment)*
- *Total Preserved Farmland = 18 farms / 1,446 Acres*
 - *Preserved since 2008 Plan Adoption = 10 farms / 538 Acres*

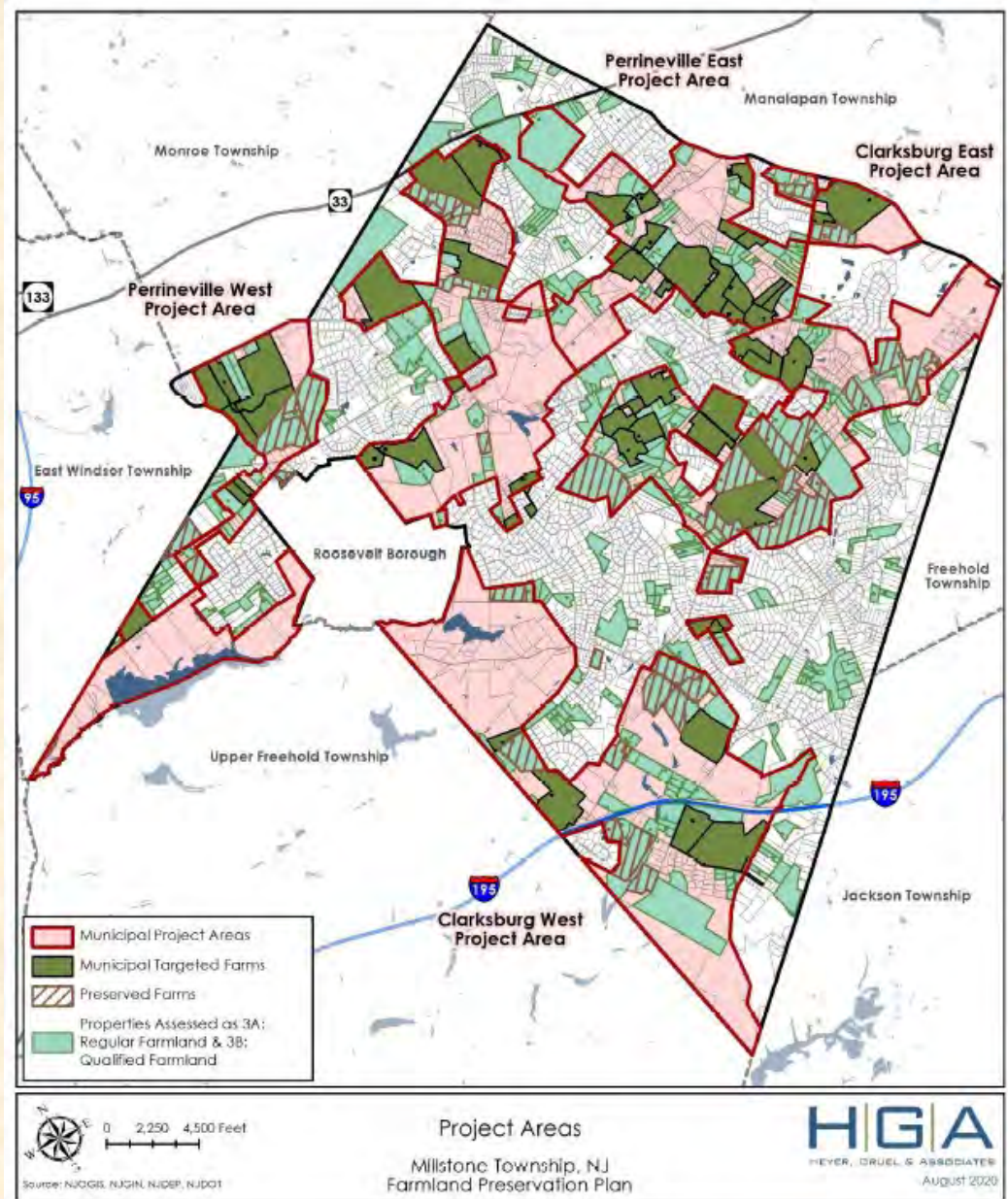
PIG Totals (Schedule A) :

Targeted Farms = 28 Parcels / 2,730 Acres

Estimated Cost Per Acre = \$29,000

Estimated Total Cost = \$79,000,000

Preservation Goals	
One Year Target:	200 acres
Five Year Target:	600 acres
Ten Year Target:	1,000 acres



Acquisition Final Approvals



Slide 11

Gibson Farm LLC
46.672 Easement Acres
Freehold Twp
Monmouth County
5.417 ac nonseverable exception
1 single family on the premises
85% in vegetable, corn, and hay

The Township purchased the easement on this farm in August 2020 and intends to sell it to Monmouth County for a consideration equal to the State and County cost share.

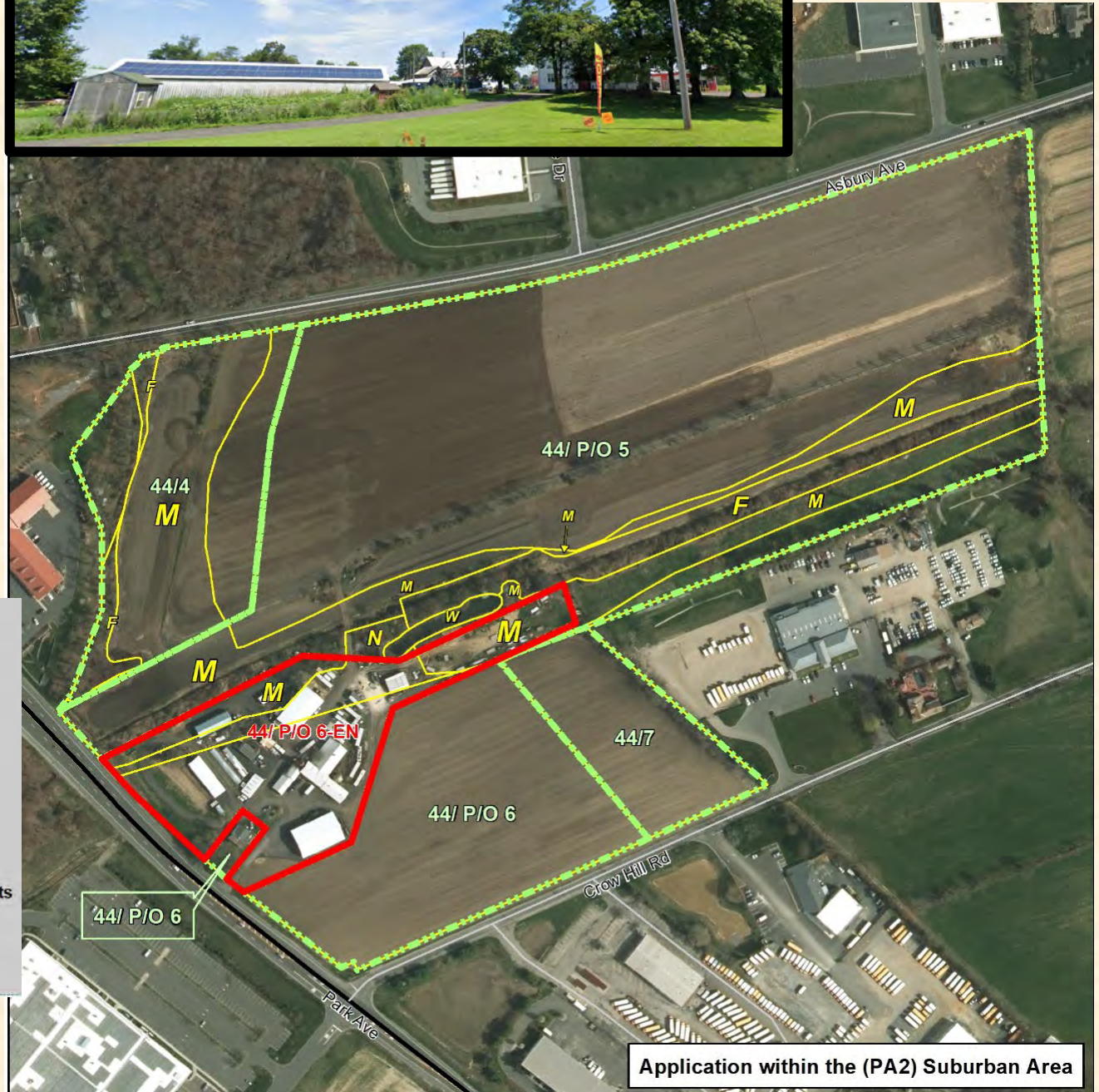


-  Property In Question
-  Exceptions
-  Preserved Easements
-  Transfer Development Rights (TDR)
Preserved: Highlands, Pinelands and Municipal
-  Active Applications
-  County Boundaries
-  Municipal Boundaries
-  Pinelands (or Highlands) Development Credits
-  Municipal, County and Non-Profit Preserved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

Gibson Farm LLC








There are existing solar panels on the machine shed in the non-severable exception area that will be subject to the solar regulations - SADC counsel will need to review the existing solar lease prior to closing to ensure it comports with the statute and regulations.

The Township has requested to consolidate the four (4) lots associated with the property at the time of the Assignment of the Deed of Easement or immediately thereafter



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

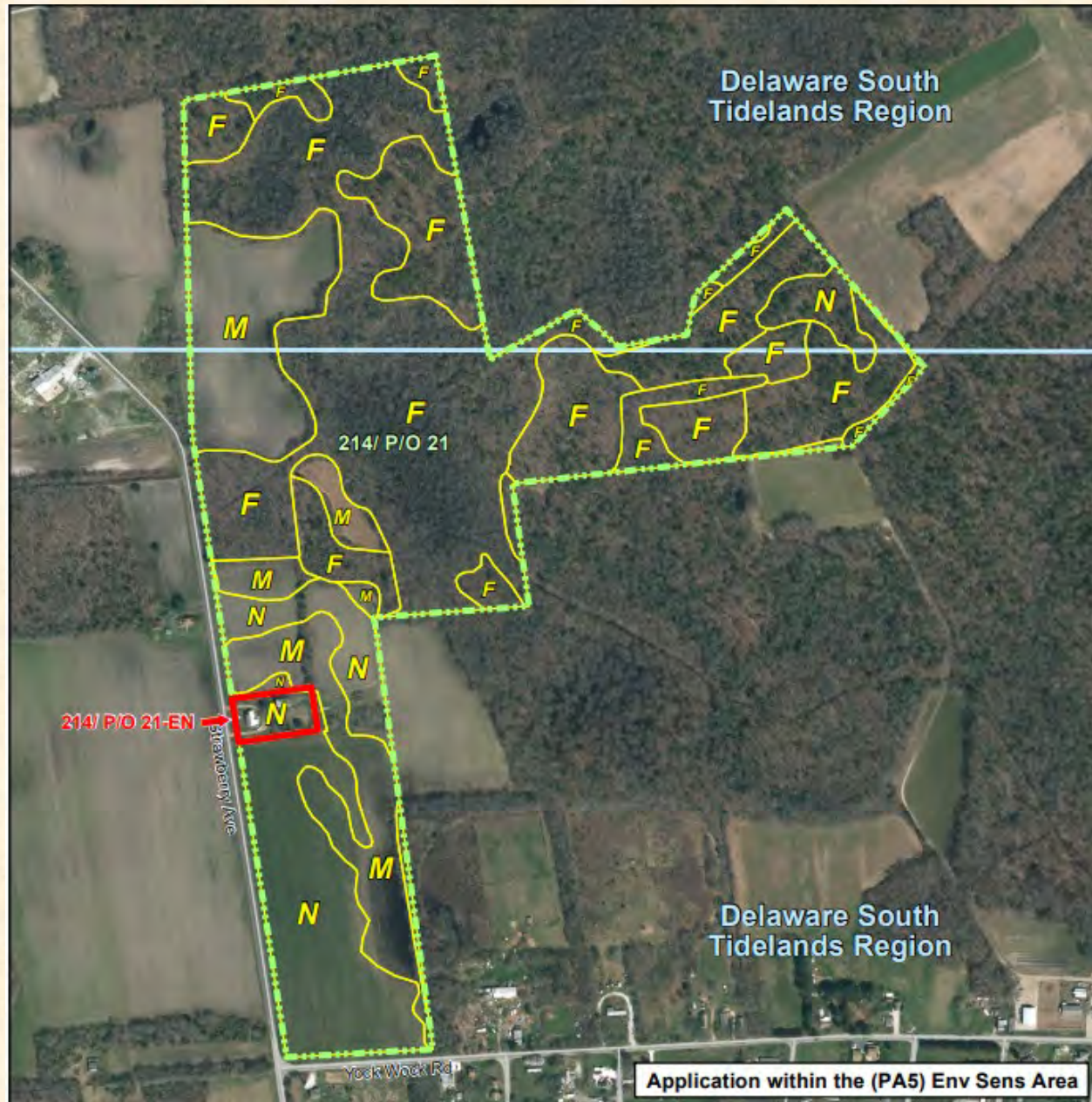
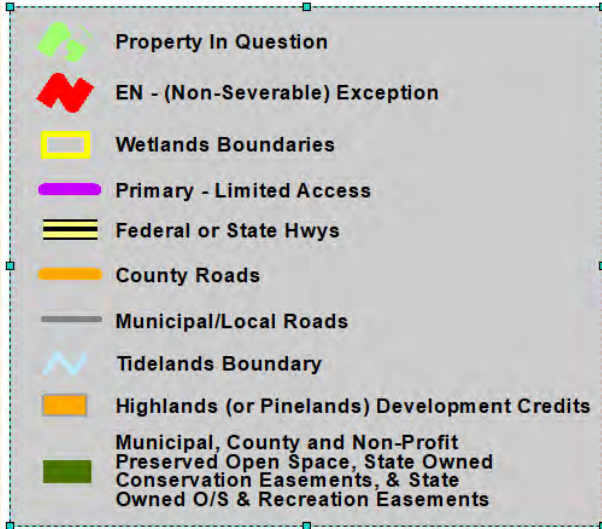
James Chando & Linda Fritz-Chando
 78 Net acres
 Commercial Twp, Cumberland County
 1 ac nonseverable exception
 43% in corn

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

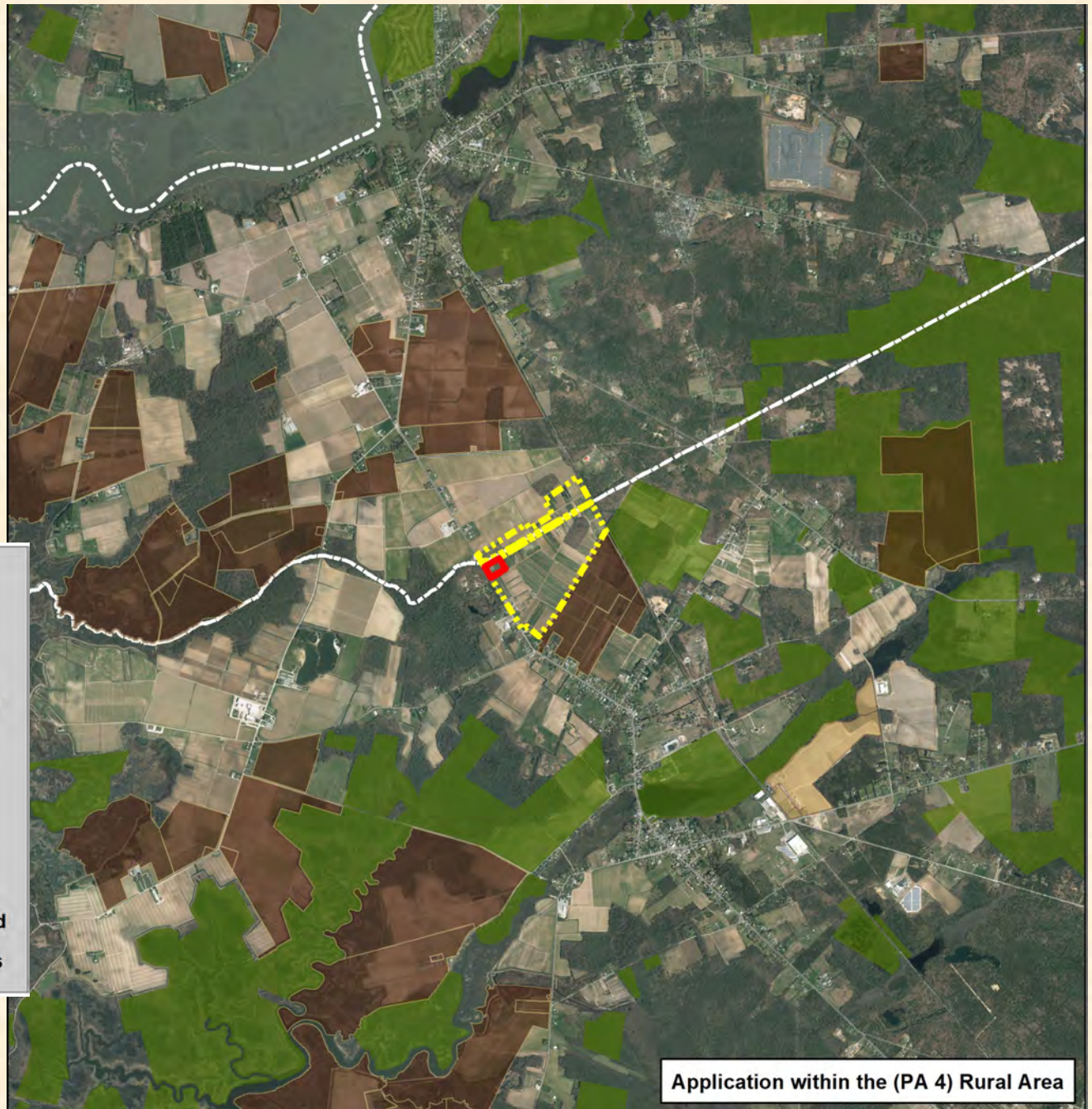


Application within the (PA5) Env Sens Area

James Chando & Linda Fritz-Chando
 78 Net acres
 Commercial Twp,
 Cumberland County
 1 ac nonseverable exception
 43% in corn



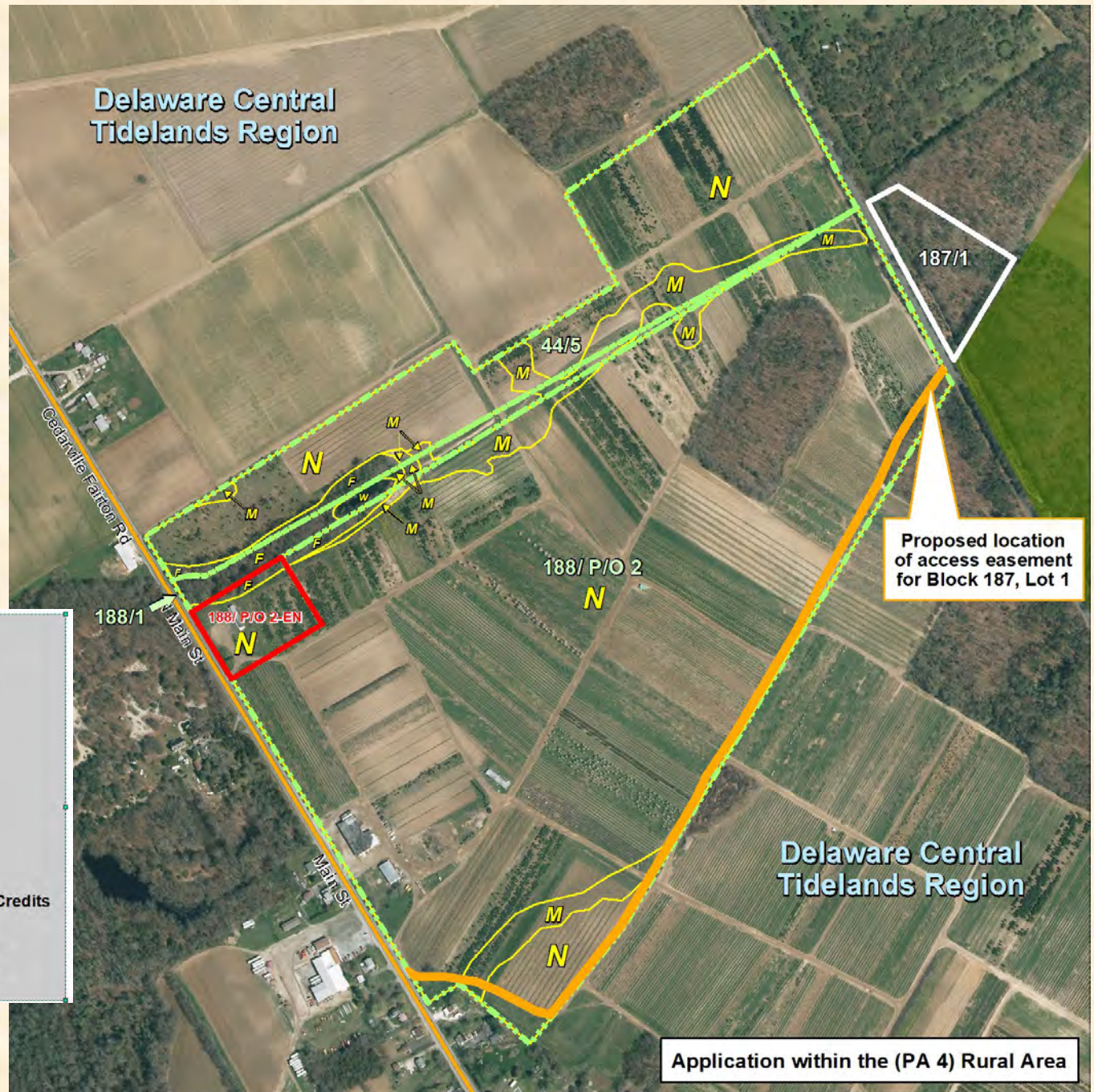
SADC Direct Easement
Estate of Dorothy Kenney
139.5 Easement Acres
Lawrence & Fairfield Twps
Cumberland County
3ac nonseverable exception
1 RDSO
86% in nursery



-  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

SADC Direct Easement
 Estate of Dorothy Kenney
 139.5 Easement Acres
 Lawrence & Fairfield Twps
 Cumberland County
 3ac nonseverable exception
 1 RDSO
 86% in nursery

An access easement along the existing farm lane up to the railroad will need to be recorded prior to closing to permit possible future access to Block 187, Lot 1 (owned by the Estate)

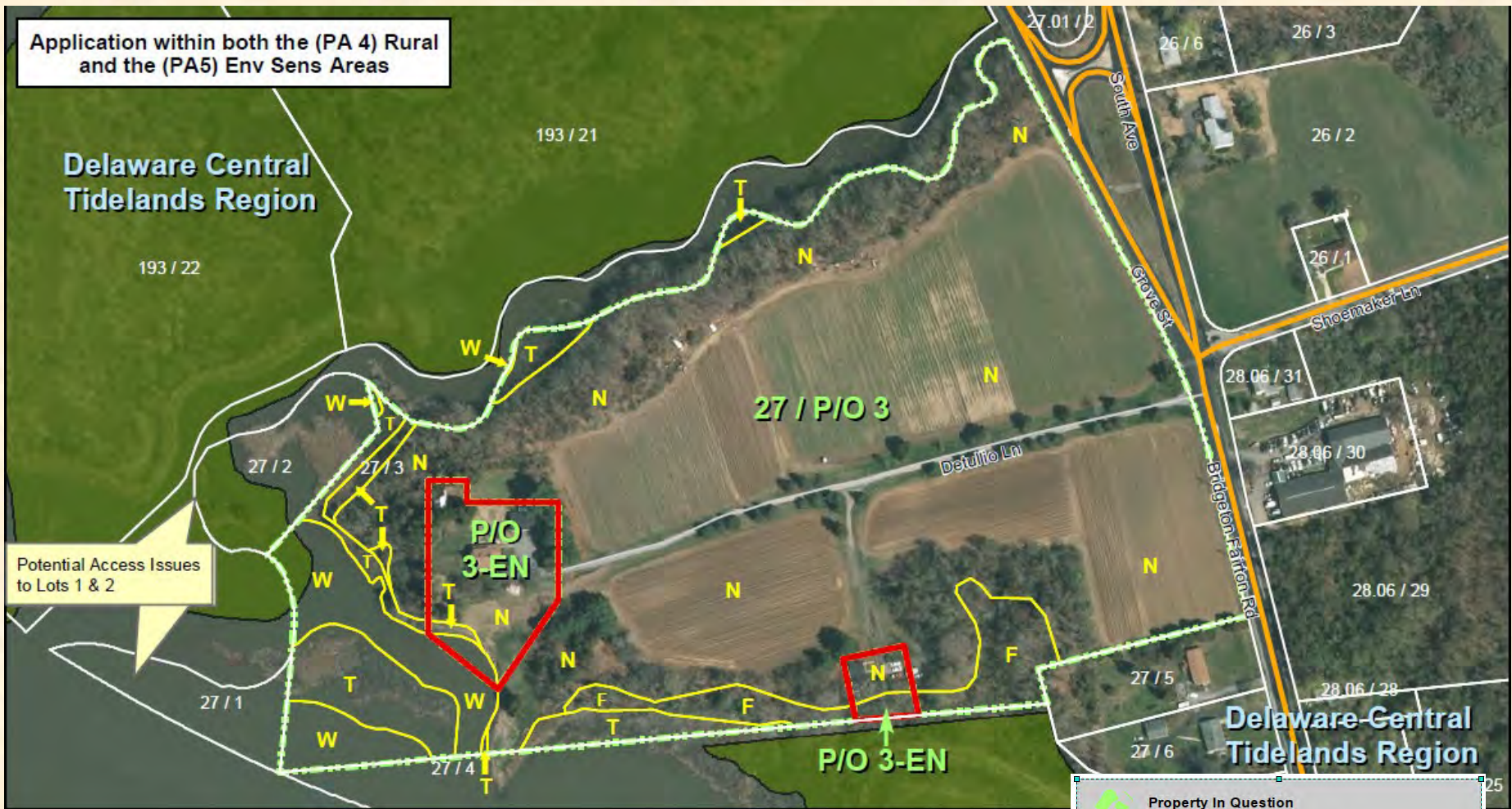


Raquel Lynn & Daniel DeTullio
FY18 NJCF
28 Easement Acres
Fairfield Twp
Cumberland County



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

Application within both the (PA 4) Rural
and the (PA5) Env Sens Areas



Raquel Lynn & Daniel DeTullio
 FY18 New Jersey Conservation Foundation
 28 Easement Acres
 Fairfield Twp, Cumberland County
 1.53 ac & 0.31 ac nonseverable exception
 55% in corn
 FY16 ALE Grant - No further division restriction
 6% maximum impervious cover restriction

Slide 19



**NEW JERSEY STATE
AGRICULTURE DEVELOPMENT
COMMITTEE**

BYLAWS

Salem County - Cassaday Farm - Barn and Soy
Photo by Kelly Doyle

Adopted:	03/24/94
Revised:	03/23/95, 12/19/02, 02/27/21