

**STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)**

**REGULAR MEETING**

**REMOTE MEETING DUE TO CORONAVIRUS  
EMERGENCY**

**September 24, 2020**

Chairman Fisher called the meeting to order at 9:04 am.

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

Roll call indicated the following:

**Members Present**

Chairman Fisher  
Renee Jones  
Gina Fischetti  
Brian Schilling  
Martin Bullock  
Ralph Siegel  
Scott Ellis  
Denis Germano  
Pete Johnson  
Richard Norz

**Members Absent**

James Waltman

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

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## **Minutes**

### A. SADC Regular Meeting of August 27, 2020 (Open and Closed Sessions)

It was moved by Mr. Germano and seconded by Mr. Schilling to approve the Open Session minutes of the SADC regular meeting of August 27, 2020. Mr. The motion was approved.

## **Report of the Chairman**

Chairman Fisher noted that state funding for the SADC is now in place and the goal is to preserve as many farms as possible.

Chairman Fisher stated that the Committee received a letter from Warren County concerning the re-designation of of farmland as “blighted” so that the properties could be developed using redevelopment laws and converted to nonagricultural use. He mentioned that this is a serious issue and thanked Warren County for the thoughtful letter raising awareness of the issue..

Chairman Fisher mentioned that the Department of Agriculture is moving soon to Riverview Plaza and the department is using its best efforts to make use of the new space.

Chairman Fisher stated that he wanted everyone to understand that the decision on the Princeton Show Jumping (PSJ) case from last month’s meeting was made based on the landowner’s failure to comply with conditions in the farmland preservation easement . He explained that the Board of Agriculture and the SADC wholeheartedly support the equine industry and he expressed hope that PSJ will come into compliance soon.

## **Report of the Executive Director**

Ms. Payne stated that the SADC continues to do outreach and is in the process of creating a two-part training seminar through Rutgers University’s Center for Government Services. Rutgers agreed to host these seminars that are aimed at public officials and other key individuals who play a role in local land use approvals. The goal is to educate people as to the agriculture industry and help them better understand the Right to Farm and Farmland Preservation programs, including the Rural Microenterprise Program. Ms. Payne noted that presentations will be recorded and available for use in the future . She thanked Rutgers, Cindy Roberts, and staff for their continued efforts in this endeavor.

## Communications

Ms. Payne identified an article with a link to a website that compared agriculture today with agriculture 100 years ago in all 50 states.

## Public Comment

Ms. Uttal advised that anyone wishing to make a public comment at this meeting should email their comments to SADC@AG.STATE.NJ.US. All public comments will be read during the public comment portions of the meeting.

Mr. Ellis suggested that all comments for Princeton Show Jumping (PSJ) should be directed to the Secretary of the Pennsylvania Department of Agriculture, as that agency has cancelled all horse shows while New Jersey and the SADC have not cancelled any shows.

There was no public comment.

## **New Business**

### **A. FY2021 Appropriation Recommendation**

Mr. Distaulo reviewed the FY2021 appropriation recommendations in a detailed memorandum with accompanying exhibits. The FY2021 appropriation provides for substantially more funding from Corporate Business Tax (CBT) revenues than were anticipated. Mr. Distaulo outlined funding availability for stewardship activities, county, municipal and non-profit grant programs, administrative costs, and acquisition costs.

An estimated \$56.26 million in CBT funds together with approximately \$882,000 available from interest earnings and other sources support a total appropriation request of \$57.14 million. Chairman Fisher asked Ms. Payne to clarify for the Committee why the administrative budget increased by \$1 million. Ms. Payne noted that in FY20 the Office of Management and Budget (OMB) required the SADC to pay 25% of its fringe costs from the SADCs CBT proceeds, whereas for FY21, OMB is requiring the SADC to cover 100% of fringe costs.

It was moved by Mr. Siegel and seconded by Mr. Germano to approve the FY2021 appropriation recommendation. A roll call vote was taken. The motion was unanimously approved.

### **B. Stewardship**

#### **1. Rural Microenterprise Discussion – Haines Farm**

Haines Farm, SADC ID# 03-0071-EP, Block 602, Lot 7 and Block 603, Lot 2, 96 acres, Southampton Township, Burlington County, 96 acres.

**Note: Mr. Johnson recused from this discussion as he is a member of the Burlington County Agriculture Development Board (CADB).**

Mr. Roohr explained that staff received an application for a special permit for a Rural Microenterprise (RME) activity on preserved farmland from the owner of the Haines Farm for a “Class 2” activity. This RME application would convert an existing farm market, hoop house and carport into a point of sale for Freedom Metals, a company specializing in manufacturing and sale of metal roofing, siding, trim and accessories.

The company claims that approximately 50% of their business is conducted with agriculture operators in connection with barns and other agricultural buildings. The issue for consideration at this time is to determine whether such a business qualifies as a “Class 2” activity which, under the RME law, is considered an agricultural support service having “a direct and positive impact on agriculture, such as equipment supply or repair shops, seed suppliers and veterinary services”. As part of the SADC’s review of the application, the landowner will need to identify the building and site improvements are required by the municipality so that the SADC can assess whether such improvements constitute “substantially altering or finishing” the structures and otherwise comply with the RME rules.

Mr. Roohr stated that staff believes that this type of business would fill a void in the agriculture supply chain locally and will have a positive impact on agriculture. If the Committee believes that this is a Class 2 activity, staff finds that the owner and the land is eligible for an RME. Mr. Roohr stated that Mr. Will, the owner of Freedom Metals is on the line if anyone had questions for him.

Mr. Siegel stated that in the past, RME review was were never concerned with whether the business customers were nonagricultural, just whether the business itself supported the agricultural industry. Mr. Roohr stated that was correct. He also noted that the total area of land and buildings devoted to the RME cannot exceed one acre .

Brian Schilling stated that looking at the intent of the RME to improve the economic viability farms and how it places limits on improvements to the property, he sees no immediate concerns and no potential that it could adversely affect the farm’s agricultural production .

Mr. Will stated that he appreciates the opportunity to bring these products to Central Jersey, as he realizes that there’s a need for this product in the area and he thanked the Committee for its efforts. Chairman Fisher stated that the Committee is in favor of proceeding with the application as outlined by Mr. Roohr .

## 2. Roof- Mounted Solar - DLS Farms, LLC

DLS Farms, LLC., Block 1101, Lot 3, Burlington County, Block 602, Lot 21.01, Springfield Township, Burlington County, 122.6 Acres.

**Note: Mr. Schilling recused from the discussion as Mr. David Specca is an employee of Rutgers University. Mr. Germano recused from the discussion as he has worked with Ms. Specca in the past. Mr. Johnson recused as he is a member of the Burlington CADB.**

Mr. Roohr referred the Committee to a request for installation of roof-mounted solar energy equipment on a preserved farm. He reviewed the specifics of the application with the Committee and stated that the request for approval meets all the requirements of the solar regulations.

It was moved by Mr. Ellis and seconded by Mr. Bullock to approve Resolution FY2021R9(1) for the roof mounted solar equipment at DLS Farms, LLC. A roll call vote was taken. The motion was unanimously approved by the members who had not recused. A copy of Resolution FY2021R9(1) is attached to and is a part of these minutes.

### 3. Amended Escrow Agreement

**NOTE: Mr. Bullock left the meeting during the discussion of this item.**

Van Doren Farm, Block 20, Lots 11, 16, 16.01, and 30, East Amwell Township, Hunterdon County.

Mr. Roohr stated there is a 2018 escrow agreement between the landowners and the SADC that was signed at the time of preservation to ensure that certain erosion-related conditions would be remediated after closing. The remediation has not been satisfactorily addressed by the landowners, and they are now proposing to greatly reduce the number of cattle on the farm which, in turn, could affect the required remediation of the site.

The amended escrow agreement includes revised corrective actions which must be completed by April 21, 2021. These actions include significantly reducing the herd numbers and moving the remaining cattle to a new fenced-in location installed by an approved contractor. The landowners will also plant a crop as a vegetative buffer along the stream, and that area, along with the pasture, will achieve a 70 percent cover. If the owners fail to comply, SADC will use escrowed funds to hire a third party to complete the work. Staff believes that these practices will achieve conservation goals similar to those sought in the original escrow agreement and recommends that the amended agreement be approved. Once the work is completed and approved, the SADC will release the remaining funds in accordance with a payment schedule contained in the amended agreement.

It was moved by Mr. Siegel and seconded by Ms. Fischetti to approve the staff recommendation for the Amended Escrow Agreement for the Van Doren Farm. A roll call vote was taken. Due to connectivity issues, Mr. Ellis was absent for this vote. The motion was unanimously approved by the members present.

C. Review of Non-Agricultural Development in the ADA (N.J.S.A. 4:1C-19)  
PSE&G Roseland-Pleasant Valley Transmission Project Segment 2: Hunterdon County

Mr. Bruder reviewed a draft resolution finding that PSE&G's proposed second segment of the project, involving the replacement of existing electric transmission lattice towers with taller monopole structures within a 20-mile stretch of its existing right-of-way, does not cause an unreasonably adverse effects on preserved farms, agricultural development areas, or State agricultural preservation and development policies. Both the Somerset and Hunterdon CADBs have reviewed the matter and made the same findings. Staff is satisfied that PSE&G is staying within the right-of-way, except for one temporary access road, and the company is avoiding preserved farm impacts outside of the right-of-way. Mr. Bruder stated that staff recommendation is to issue a resolution finding that there are no unreasonably adverse effects on preserved farms, agricultural development areas, or State agricultural preservation and development policies.

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolution FY2021R9(2), finding that the proposed PSE&G Roseland-Pleasant Valley Transmission Project Segment 2: Hunterdon County does not cause unreasonably adverse effects on preserved farms, agricultural development areas, or State agricultural preservation and development policies . A roll call vote was taken. Due to connectivity issues, Mr. Johnson was absent for this vote. The motion was unanimously approved by the members present. A copy of Resolution FY2021R9(2) is attached to and is a part of these minutes.

**NOTE: Due to connectivity issues, Mr. Johnson was absent for the remainder of the meeting.**

D. Resolutions: Preliminary Approval  
FY21 Nonprofit Program Applications

**NOTE: Mr. Bullock returned to the meeting for the discussion of this item.**

Ms. Miller reviewed a draft resolution granting preliminary approval to the FY21 round of nonprofit applications. Twelve applications totaling over 700 acres were submitted by four nonprofit partners, having an estimated purchase price of \$7.5 million, and an estimated SADC cost share of \$3.76 million . She reviewed the specifics of the applications with the Committee and stated that the staff recommendation is to grant approval.

Some Committee members expressed concerns regarding the proposed location of the non-severable exception area on the Giordano Farm.

It was moved by Mr. Germano and seconded by Mr. Siegel to approve Resolution FY2021R9(3), granting preliminary approval for all of the FY21 Nonprofit Program Applications except for the Giordano Farm application. A roll call vote was taken. The motion was unanimously approved by the members present. A copy of Resolution FY2021R9(3) is attached to and is a part of these minutes.

It was moved by Mr. Siegel and seconded by Mr. Norz to amend the prior motion by authorizing staff: (1) to explore with the landowner the ability to move the location of the proposed non-severable exception area; and, (2) if the exception area is not moved, then the Committee would reserve its right not to grant final approval of the application . A roll call vote was taken. The amended motion was unanimously approved by the members present

**NOTE: Mr. Bullock left at the conclusion of this discussion for the remainder of the meeting.**

**E. Resolutions: Final Approval- County PIG Program**

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

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolutions FY2021R9(4) through FY2021R9(6) granting approval to the following applications under the County PIG Program, as presented, subject to any conditions of said resolution.

1. Donald Stimpson, SADC ID#17-0221-PG, Resolution FY2021R9(4), block 42, Lot 8 and Block 43, Lot 4, Upper Pittsgrove Township, Salem County, 39.86 acres.
2. Edward Allen, SADC ID#03-0434-PG, Resolution FY2021R9(5), Block 812, Lot 5.05, Pemberton Township, Burlington County, 30 acres.
3. Marlboro Township (Stattel's Brookrest Farm), SADC ID #13-0473-PG, Resolution FY2021R9(6), Block 206, Lot 25, Marlboro Township, Monmouth County, 48 acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2021R9(4) through FY2021R9(6) is attached to and a part of these minutes.

**F. Resolutions: Final Approval- Direct Easement Purchase Program**

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

**Note: Mr. Schilling recused on the vote and the discussion for the Lee Ware request.**

It was moved by Mr. Ellis and seconded by Mr. Siegel to approve Resolution FY2021R9(7) granting approval to the following application under the Direct Easement Program, as presented, subject to any conditions of said resolution.

1. Lee Ware, SADC ID# 17-0345-DE, Resolution FY2021R9(7), Block 34, Lots 12 & 12.04 Elsinboro Township, Salem County, 86.4 acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2021R9(7) is attached to and a part of these minutes.

It was moved by Mr. Siegel and seconded by Mr. Schilling to approve Resolutions FY2021R9(8) and FY2021R9(9) granting approval to the following applications under the Direct Easement Program, as presented, subject to any conditions of said resolution.

2. Jon Usinger, SADC ID#17-0356-DE, Resolution FY2021R9(8), Block 11, Lot 8, Upper Pittsgrove Township, Salem County, 137.3 acres.

3. Estate of Louisa Hickerson, SADC ID#19-0023-DE, Resolution FY2021R9(9), Block 3301, Lot 21, Hampton Township and Fredon Township, Sussex County, 122.8 acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2021R9(8) through FY2021R9(9) is attached to and a part of these minutes.

#### **G. Resolutions: Final Approval- Nonprofit Program**

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

It was moved by Mr. Germano and seconded by Mr. Siegel to approve Resolution FY2021R(10) granting approval to the following application under the Nonprofit Program, as presented, subject to any conditions of said resolution.

1. Albertus & Cathy Pepper, SADC ID #03-0002-NP, Resolution FY2021R9(10), Woodland Township, Burlington County, Block 4602, Lots 3, 4, 7 and 8, 46.9 acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2021R9(10) is attached to and a part of these minutes.

#### **H. Jersey Central Power and Light – Request to Maintain Vegetative Cover of Preserved Farms**

Ms. Reynolds stated that in 2014, Jersey Central Power and Light (JCP&L) sought to remove vegetation on a preserved farm in West Amwell Township, Hunterdon County, adjacent to a proposed transmission line on property owned by JCP&L. The company considered the vegetation a threat to the resiliency of its electric transmission system.

SADC staff had concerns that this vegetation management by the utility company would be considered a prohibited activity under the DOE, as it would be for a non-agricultural purpose, and JCP&L did not have a pre-existing right to engage in these activities on the preserved farm. However, SADC staff understood the threat JCP&L's inability to perform these vegetation management activities posed to system resiliency and the impact on its customers. Further, staff was mindful that the preserved farm owner would be permitted to remove this vegetation under the DOE unless such removal was detrimental to the agricultural use of the property.



In addition to the staff considerations, Board of Public Utilities (BPU) regulations require utilities to perform vegetation management in proximity to their electrical conductors to ensure public safety and a reliable supply of electrical power.

Staff and JCP&L representatives have had discussions over the past few years in order to develop points of consensus to form the basis of a potential Memorandum of Understanding (MOU) between the agency and JCP&L regarding the removal of vegetation on preserved farms . Ms. Reynolds reviewed the draft points of consensus provided to the Committee .

Under the points of consensus, in order for JCP&L to remove hazard trees and other vegetation on a preserved farm outside of its existing easement, the company can only obtain the landowners consent for this work on a case by case basis, as opposed to obtaining a general agreement for such rights. Further, the vegetation management shall be performed in accordance with the annual report JCP&L submits to BPU, which shall also be submitted to the SADC at that same time, and the SADC shall have 30 days to identify any vegetation management activities that are inconsistent with the DOE. Finally, before any vegetation management can be performed on a preserved farm, JCP&L must notify SADC at least 60 days prior to conducting such activities, except in the event where vegetation is posing an immediate hazard to the electrical system, in which case JCP&L must make every reasonable effort to notify SADC before such work is performed.

Ms. Reynolds explained that if the Committee agrees with the points of consensus as set forth in the draft, staff shall engage with JCP&L to prepare an MOU regarding vegetation management on preserved farms, and in consultation with the Attorney General's office.

William Harrison, Esq., counsel for JCP&L, thanked the SADC staff for their efforts to address the utility's concerns while maintaining the integrity of the Farmland Preservation Program.

Chairman Fisher asked if this arrangement has been made with all the other utility companies. Ms. Payne stated that JCP&L is the first utility that staff had the opportunity to deal with on a specific case . She noted that if the Committee supports these points of consensus, an MOU will be drafted and brought before the Committee for approval. SADC partners will be notified and their feedback will be considered. Similar MOUs will likely result with other utility companies. Chairman Fisher commended staff and JCP&L for their cooperation in this matter .

### **Public Comment**

Amy Hansen from the New Jersey Conservation Foundation (NJCF) submitted a letter to the SADC dated September 23, 2020 regarding the proposed soil protection standards, and she asked that the letter be read during the public comment period. In the interest of time, Ms. Payne asked her to summarize the contents of the letter and said that a copy would be distributed to all Committee members.

Ms. Hansen explained that the NJCF is happy that the SADC is working on soil protection standards but is concerned that the proposal is not going far enough to protect NJ soil and water resources. Therefore, NJCF is suggesting smaller disturbance be allowed given the various waivers that are proposed. NJCF questioned how the BMPs will be monitored in perpetuity and is concerned about the negative effect of gravel on soil. The conservation foundation believes that the proposed practices could be inconsistent with DEP and municipal standards.

NJCF referred to the “Smith Bill”, enacted in 2002, which amended the Garden State Preservation Trust Act by requiring the SADC and DEP to adopt rules establishing standards for regulating improvements on farms preserved by SADC through its fee simple or direct easement purchase programs. The conservation foundation stated that the purpose of the amendment is to assure that any improvements do not diminish protection of the ground and surface water resources, and NJCF is hopeful that the amendment’s purpose will be taken into consideration when developing the soil protection standards.

Chairman Fisher thanked the staff for all of their hard work and efforts in making these remote meetings successful.

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

**SADC Regular Meeting:** 9 A.M., Thursday October 22, 2020

Location: TBA

#### **ADJOURNMENT**

The meeting was adjourned at 11:40 a.m.

Respectfully Submitted,



Susan E. Payne, Executive Director  
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2021R9(1)

Installation of Roof-Mounted Solar Energy Generation Facility, Structures and  
Equipment on a Preserved Farm (Over 500 sq. ft. Site Disturbance)

Subject Property: DLS Farms, LLC  
Block 1101, Lot 3  
Westampton Township, Burlington County  
Block 602, Lot 21.01  
Springfield Township, Burlington County  
122.6-Acres

September 24, 2020

WHEREAS, DLS Farms, LLC, hereinafter "Owner", is the record owner of Block 1101, Lot 3, in the Township of Westampton, and Block 602, Lot 21.01, in the Township of Springfield, Burlington County by Deed dated September 2, 2011, and recorded in the Burlington County Clerk's Office, in Deed Book 6786, Page 608, totaling approximately 122.6 acres, hereinafter referred to as the "Premises" (as shown on Schedule "A"); and

WHEREAS, a development easement on the original premises, at 153.6 acres was conveyed to the Burlington County Agriculture Development Board, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, by the former owners Henry, Margaret and Curt Von Lintig, by Deed of Easement dated July 30, 1999, and recorded in the Burlington County Register's office in Deed Book 5620, Page 541; and

WHEREAS, on September 26, 2002, the SADC approved a division of premises, resolution #FY03R9(26), severing off approximately 32-acres of farmland and the one-acre, non-severable exception located on the southeast corner of the Premises to sell to the neighbor; and

WHEREAS, the Premises is a pick your own niche-vegetable, grain, and livestock operation; and

WHEREAS, on August 13, 2020, the Owner submitted an "Application for Energy Generation Facilities on Preserved Farmland" pursuant to N.J.A.C 2:76-24.5; and

WHEREAS, P.L. 2009, c.213, signed into law on January 16, 2010, requires State Agriculture Development Committee (SADC) approval before constructing, installing, and operating renewable energy generating facilities, structures and equipment on preserved farms, including areas excepted from the Premises; and

WHEREAS, on June 3, 2013, the regulations (N.J.A.C. 2:76-24.1 et seq.) implementing the legislation allowing owners of preserved farms to install solar energy systems on preserved farms became effective; and



WHEREAS, the regulations state that the owner of a preserved farm may construct, install and operate renewable energy generation facilities on preserved farms for the purpose of generating power or heat, provided:

1. The facilities will not interfere significantly, as set forth in N.J.A.C. 2:76-24.6, with the use of the land for agricultural or horticultural production;
2. The facilities are owned by the landowner, or will be owned by the landowner, upon the conclusion of the term of an agreement with the installer or operator of the solar energy generation facilities, structures, or equipment by which the landowner uses the income or credits realized from the solar energy generation to purchase the facilities, structures, or equipment;
3. The facilities will be used to provide power or heat to the farm, either directly or indirectly, or to reduce, through net metering or similar programs and systems, energy costs on the farm;
4. Solar energy facilities on the farm are limited in total annual energy generation to:
  - i. The farm's previous calendar year's energy demand plus 10 percent, in addition to energy generated from facilities, structures, or equipment existing on roofs of buildings or other structures on the farm on January 16, 2010; or
  - ii. Alternatively at the option of the landowner, to an occupied area consisting of no more than one percent of the area of the farm;
5. If wind or biomass energy generation systems are located on the farm, the limits in sections 4i. and ii. above shall apply to the cumulative total energy generated or area occupied by all the solar, wind, and biomass energy facilities;
6. The owner(s) of the farm and the solar energy facilities will sell energy only through net metering, or as otherwise permitted under an agreement pursuant to section 2 above, and/or directly to the electric distribution system provided that the solar energy facilities occupy no greater than one percent of the farm;
7. The land occupied by the solar energy facilities is eligible for valuation, assessment, and taxation pursuant to P.L. 1964, c. 48 (N.J.S.A. 54:4-23.1 et seq.) and will continue to be eligible for such valuation after construction of the solar energy facilities;
8. The solar energy facilities do not exceed one acre of impervious cover on the premises; and

WHEREAS, the Owner is seeking SADC approval for the construction of a photovoltaic solar energy generation facility to be placed on the rooftops of two existing barns on the northwestern side of the Premises, as shown in Schedule "A", in accordance with N.J.A.C. 2:76-24.6(9); and



WHEREAS, the energy demand for this roof mounted solar array is from the irrigation pump, produce coolers, greenhouse, and barns on the Premises; and

WHEREAS, the two buildings that will support the solar energy generation facility are a 1,500 sq. ft. pole barn and 1,600 sq. ft. cinderblock barn used to store tractors and other agricultural implements; and

WHEREAS, the solar panels will occupy approximately 960 sq. ft. of rooftop space, including 610 sq. ft. of rooftop space on the pole barn, and approximately 350 sq. ft. of rooftop space on the cinderblock barn, as identified on Schedule "B";

WHEREAS, the energy demand for the previous calendar year for the farm was approximately 25,673 kWh's confirmed by the Owners' submission of 12 consecutive months of utility bills; and

WHEREAS, the rated capacity of the proposed new solar energy generation facility is 21,139 kWh's per year; and

WHEREAS, the new solar energy generating system will supply approximately 82% of the Premises' current energy demand; and

WHEREAS, there are no other renewable energy generation facilities existing on the Premises; and

WHEREAS, the Owner provided evidence that the Premises' annual solar energy generation does not exceed 110% of the previous calendar year's energy demand; and

WHEREAS, the solar energy generation facility will be owned by the Owner at the time of installation; and

WHEREAS, the Owner provided evidence confirming that the solar energy generation facility will provide power to the Premises directly through net metering to reduce energy costs on the Premises; and

WHEREAS, N.J.A.C. 4:76-24.4(a)(8) prohibits solar energy facilities from exceeding one-acre of impervious cover on the Premises; and

WHEREAS, N.J.A.C. 2:76-24.3 defines "impervious cover" as any structure or surface that prevents the infiltration of precipitation into the land including, but not limited to, the inverter, pilings, poles, concrete, asphalt, machine-compacted soil, compacted stone areas, plastic or other impermeable ground cover, and foundations; and

WHEREAS, the proposed roof mounted solar energy facility has no impervious cover; and





WHEREAS, N.J.A.C 2:76-24.6(a)1 requires that the solar energy facilities, structures, and equipment not interfere significantly with the use of the land for agricultural and horticultural production; and

WHEREAS, N.J.A.C. 2:76-24.6(a)1i.(4) requires that any solar energy facility with an occupied area larger than one-acre be constructed, installed, operated, and maintained in accordance with a farm conservation plan; and

WHEREAS, N.J.A.C. 2:76-24.3 defines occupied area as the total contiguous or noncontiguous area(s) supporting the solar energy facilities and related infrastructure, including all areas of land that are devoted to or support the solar energy facilities; any areas of land no longer available for agricultural or horticultural production due to the presence of the solar energy facilities; nonfarm roadways including access roads; any areas of the farm used for underground piping or wiring to transmit solar energy or heat where the piping or wiring is less than three feet from the surface; the square footage of solar energy facilities mounted on buildings; areas consisting of other related facilities, structures, and equipment, including any other buildings or site amenities, deemed necessary for the production of solar energy on the farm; and the total contiguous or noncontiguous area(s) supporting any wind or biomass energy generation facilities and related infrastructure on the farm; and

WHEREAS, the proposed roof mounted solar energy facility consists of the area of the panels and the trench connecting the panels on the barn roofs to the meter on a separate outbuilding which together comprise an occupied area of approximately 1,540 square feet; and

WHEREAS, N.J.A.C. 2:76-24.6(a)1iii.(1) requires site disturbance associated with the solar energy facility, including but not limited to, grading, topsoil, and subsoil removal, excavation, and soil compaction, shall not exceed one acre on the Premises; and

WHEREAS, the proposed roof mounted solar energy facility requires site disturbance of approximately 580 square feet associated with the trench connecting each of the barn panels to the meter; and

WHEREAS, on September 11, 2020, the Burlington CADB reviewed the application and on submitted comments in support of the project.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC finds the Owners have complied with all the provisions of N.J.S.A. 2:76-24.1 et seq. concerning the installation of a photovoltaic solar energy generation facility, structures and equipment on the Premises.



3. The SADC approves the construction, installation, operation and maintenance of the energy generation facilities, structures and equipment having a rated capacity of 21,139 kWh's of energy, and consisting of approximately 1,540 square feet of occupied area, comprised of 960 square feet of roof-top panels and 580 square feet of site disturbance in the form of the trench connecting the rooftop panels to the meter as identified in Schedule "A", and as described further herein.
4. The system proposed to be installed creates no new impervious cover.
5. The total electric energy demand for the Premises is 25,673 kWh's annually.
6. This approval is non-transferable.
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 Governors' review period expires pursuant to N.J.S.A. 4:IC-4f.

\_9/24/2021\_  
DATE



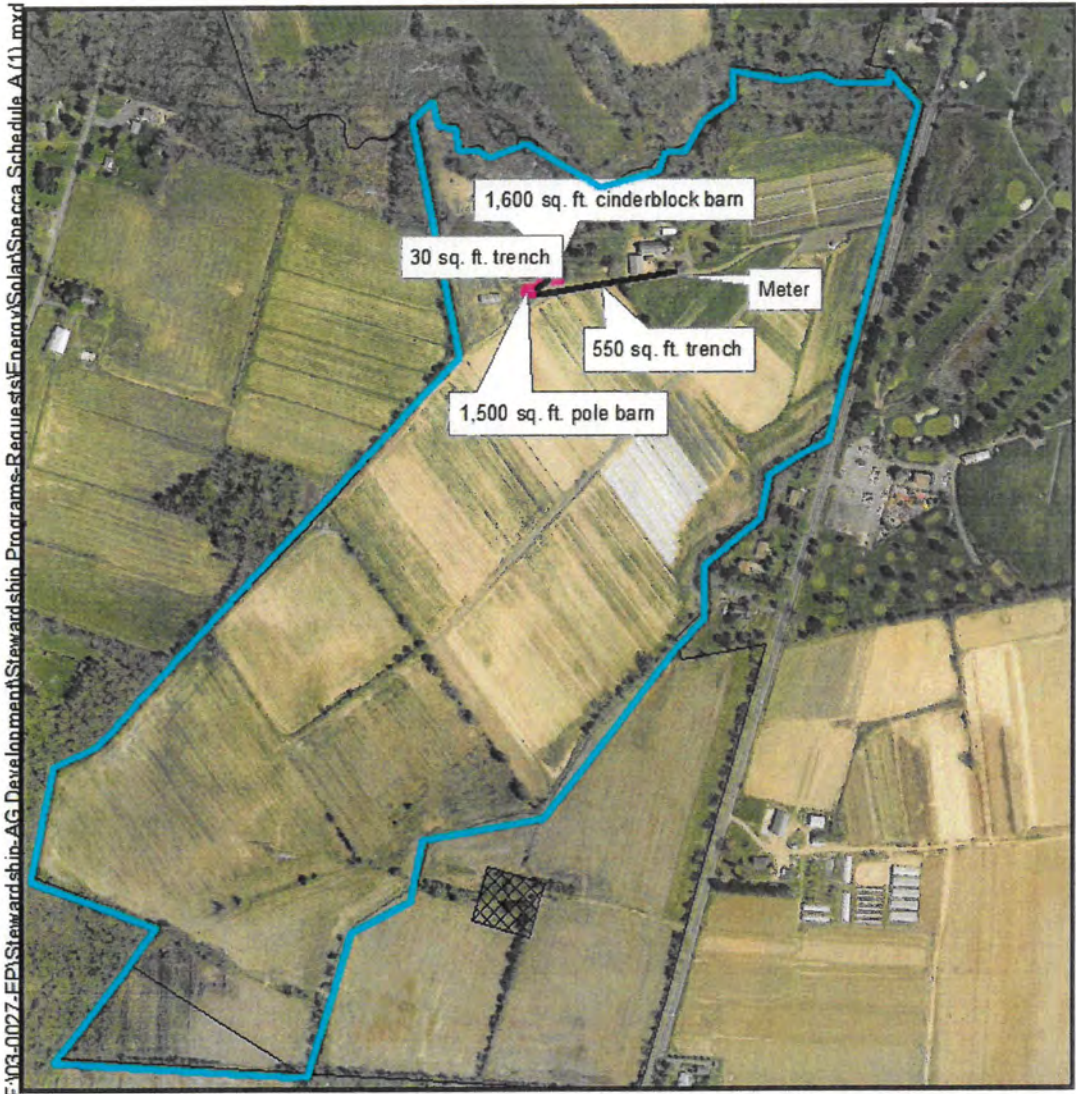
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas Fisher, Chairperson	YES
Renee Jones (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
Scott Ellis	YES
Denis C. Germano, Esq.	RECUSED
Pete Johnson	RECUSED
Brian Schilling (rep. Executive Dean Goodman)	RECUSED
James Waltman	ABSENT



# Schedule A



E:\03-0027-EP\Stewardship-AG Development\Stewardship Programs-Requests\Energy\Solar\Sbercca Schedule A (1).mxd

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

DLS Farms Solar  
Block 1101, Lot 3  
Westampton Twp.  
Block 602, Lot 21  
Springfield Twp., Burlington Cty  
122.5 acres

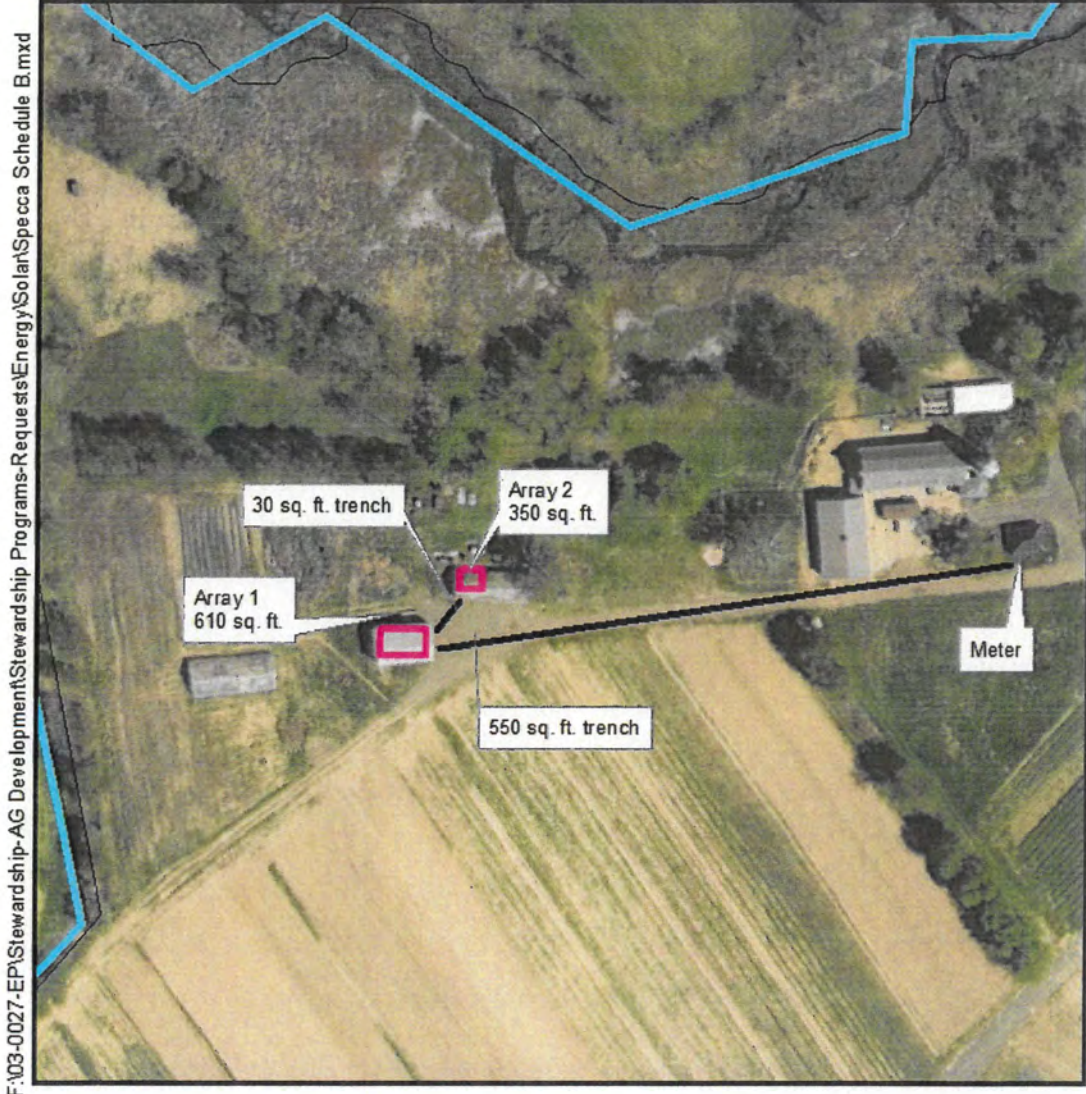


9/4/2020





# Schedule B



F:\03-0027-EPI\Stewardship-AG Development\Stewardship Programs-Requests\Energy\Solar\Specca Schedule B.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

DLS Farms Solar  
Block 1101, Lot 3  
Westampton Twp.  
Block 602, Lot 21  
Springfield Twp., Burlington Cty  
122.6 acres



9/4/2020

Farmland Preservation Program		State Planning Area	
	PRESERVED EASEMENT		PA-1 (NET)
	EXCEPTION AREA		PA-2 (SUBSIDY)
	PRESERVED EASEMENT / NR		PA-3 (NET)
	EXCEPTION AREA / NR		PA-4 (RURAL)
	FINAL APPROVAL		PA-5 (RURAL TO SUBURBAN)
	PRELIMINARY APPROVAL		PA-6 (SUBURBAN TO URBAN)
	ACTIVE APPLICATION		PA-7 (URBAN)
	8 YEAR PRESERVED		PA-8 (URBAN TO SUBURBAN)
	TARGETED FARM		PA-9 (URBAN TO URBAN)
	EXCEPTION AREA TARGETED		PA-10 (URBAN TO URBAN)
	INACTIVE APPLICATION		PA-11 (URBAN TO URBAN)
	INACTIVE FEDERALLY FUNDED		PA-12 (URBAN TO URBAN)
	NO CORRESPONDING DATA		PA-13 (URBAN TO URBAN)
	PRESERVED/FEDERALLY FUNDED		PA-14 (URBAN TO URBAN)
			PA-15 (URBAN TO URBAN)
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			PA-100 (URBAN TO URBAN)





## **Amendment to Agreement to Remediate**

This Amendment to Agreement to Remediate ("Amendment"), dated September \_\_\_\_, 2020, is made and agreed to by **Jo-An Van Doren Beck** and **Lawrence Stratton**, individually, and as Co-Trustees of the Hermie S. Van Doren Trust, and **Fred Van Doren**, individually (collectively, "**Van Doren-Stratton**").

### Preliminary Statement

**WHEREAS**, Van Doren-Stratton and the State Agriculture Development Committee (SADC) are parties to an Agreement to Remediate dated April 27, 2018 ("ATR") for the remediation of certain conservation related issues on property owned by Van Doren-Stratton, designated as Block 20, Lots 11, 16, 16.01 and 30 on the official tax map of the Township of East Amwell, County of Hunterdon, State of New Jersey ("Property"), and preserved pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq. (Schedule A); and

**WHEREAS**, Van Doren-Stratton have requested and agreed to, and the SADC has consented to, certain modifications to the Original Agreement more particularly set forth in this Amendment,

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein set forth, Van Doren-Stratton and the SADC hereby agree as follows:

1. The Property has been permanently preserved by Deed of Easement dated April 29, 2018 and recorded in Deed Book 2435, Page 604, in the Hunterdon County Clerk's Office.
2. The Property was preserved with certain existing violations of the Deed of Easement pertaining to Paragraph 7 related to soil and water conservation, and these violations remain in effect today.
3. Van Doren-Stratton and the SADC agree to replace the following sections of the ATR, beginning on page four, with the following amendments:

Section 2 - Van Doren-Stratton shall update, to the SADC's reasonable satisfaction, the Animal Waste Management Plan and develop a farm conservation plan for the Property to reflect the new management system and the limitations outlined in this agreement, including identifying the new animal unit numbers and limited pasture areas, on or before April 1, 2021. Technical assistance shall be provided by the New Jersey Department of Agriculture-State Soil Conservation Committee.

Section 3 - Van Doren-Stratton will remediate the Resource Concerns, as delineated on Schedule A, by completing the following:

- a. The number of livestock on site shall be reduced to a maximum 6 head of cattle on or before April 1, 2021. If the operation changes to an alternative livestock type, the



aggregate number of livestock shall not exceed 6 animal units (AU) (1 AU = 1000 lbs. animal weight). At no time shall more than 6 head of livestock be present on the Premises. Cow-Calf pairs shall be considered one head of livestock for 6 months after birth or until the calf is 500 lbs., whichever occurs first.

b. All replacement fence identified on Schedule B, attached, shall be installed by a fencing contractor approved, in writing, by SADC prior to the start of work. Fence installation shall be completed by March 1, 2021.

c. All livestock shall be excluded from the "abandoned pasture areas", identified in Schedule B, by April 1, 2021.

d. All "abandoned pasture areas" identified in Schedule B shall be reseeded to obtain a minimum 70% foliar cover. Foliar cover is defined as the area of ground covered by the vertical projection of the aerial portions of the plants. Small openings in the canopy and intraspecific overlap are excluded. Foliar cover will be determined using the line intercept, step point, or point intercept technique. This cover shall be maintained at all times unless a row crop is planted in compliance with a farm conservation plan approved by NRCS and SADC prior to planting. Soil erosion shall be maintained at or below the soil loss tolerance, "T". The "abandoned pasture areas" shall be reseeded by October 15, 2020.

e. Should reseeded in (d) above not achieve 70% foliar cover by March 1, 2021, soil tests shall be performed and appropriate lime, fertilizer, seed, and mulch shall be applied to the site by April 1, 2021.

f. All areas between fence rows as identified on Schedule B shall be allowed to naturally regenerate. No removal of vegetation, except for the removal of invasive species, is permitted in these areas.

g. A minimum 35-foot vegetative buffer shall be maintained adjacent to, and along each side of, streams on the Premises. Except for the initial establishment of vegetation, no tillage is allowed in the buffer area without the advanced written approval of the SADC. The buffer may be maintained as grass-hay and mowed or harvested as long as 70% foliar cover is maintained.

h. All work shall be completed to NRCS standards and specifications unless otherwise described herein or approved in writing by the SADC.

i. All work set forth in this Section 3 shall be completed by April 1, 2021.

Section 4 - The date of completion for the work associated with this Amendment shall be April 1, 2021.

Section 7 - Van Doren-Stratton understand and agree that if by April 1, 2021, the SADC is required to take action to remediate any Resource Concerns on the Premises as described herein, that Van Doren-Stratton shall be individually, jointly and severally liable to reimburse the SADC for both its remediation costs and all reasonable costs associated with enforcing the ATR and this Amendment.



Section 12 - This Amendment shall be recorded against the Property.

4. The SADC and Van Doren-Stratton agree to add the following new sections to the ATR:

Section 15 - Van Doren-Stratton acknowledge that if the required remediation set forth herein is not completed by April 1, 2021, then the SADC shall disburse from the escrow established in the ATR such funds it deems necessary for the remediation to be completed by a third party contractor.

Section 16 - Schedule for Release of Funds from escrow:

a. An initial disbursement of the escrow in an amount equal to the certified cost of installing the fence shall be made to Van Doren-Stratton at the time the fence installation is approved by SADC in writing. After this initial release, the amount remaining in escrow shall be calculated and provided to Van Doren-Stratton.

b. Subject to subsection c. below, and provided the Property and/or Van Doren-Stratton are in compliance with the terms of the ATR and this Agreement, 1/5<sup>th</sup> of the remaining escrow shall be released to Van Doren-Stratton on May 1, 2021 and on May 1 of each of the ensuing four (4) years.

c. If at any time the Committee determines the Premises and/or Van Doren-Stratton is/are in violation of the ATR and/or this Agreement, Van Doren-Stratton understand and agree that any or all of the remaining escrow, as the case may be, shall be forfeited to the SADC as liquidated damages for the estimated costs of inspection, monitoring, Property remediation, and legal and administrative fees.

5. Except as expressly set forth in this Amendment, the SADC reserves all of its rights in the Agreement.

In case of any inconsistency between this Amendment and the ATR, both documents shall be read together in order to achieve a result that most effectively benefits the resource conservation of the Property.

6. The ATR shall remain in full force and effect to the extent not modified herein.

IN WITNESS WHEREOF, and intending to be bound thereby, Van Doren-Stratton have signed this Amendment to the ATR as of the date set forth above.

\_\_\_\_\_  
Fred Van Doren

\_\_\_\_\_  
Lawrence Stratton, individually  
and as Co-Trustee of the Hermine S. Van Doren Trust

\_\_\_\_\_  
Jo An Van Doren Beck, individually  
and as Co-Trustee of the Hermine S. Van Doren Trust



**(INDIVIDUAL ACKNOWLEDGMENT – Van Doren Beck)**

STATE OF NEW JERSEY, COUNTY OF \_\_\_\_\_ SS.:

I CERTIFY that on \_\_\_\_\_, 2020,

\_\_\_\_\_ personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Agreement;
- (b) signed, sealed and delivered this Agreement as his or her act and deed, for the purposes herein expressed.

\_\_\_\_\_  
Print name and title below signature

**(INDIVIDUAL ACKNOWLEDGMENT – Fred Van Doren)**

STATE OF NEW JERSEY, COUNTY OF \_\_\_\_\_ SS.:

I CERTIFY that on \_\_\_\_\_, 2020,

\_\_\_\_\_ personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Agreement;
- (b) signed, sealed and delivered this Agreement as his or her act and deed, for the purposes herein expressed.

\_\_\_\_\_  
Print name and title below signature





(INDIVIDUAL ACKNOWLEDGMENT - Stratton)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF \_\_\_\_\_ SS.:

I CERTIFY that on \_\_\_\_\_, 2020,

\_\_\_\_\_ personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Agreement;
- (b) signed, sealed and delivered this Agreement as his or her act and deed, for the purposes herein expressed.

\_\_\_\_\_  
Print name and title below signature

Record and return to:  
Brian D. Smith, Esq.  
State Agriculture Development Committee  
P.O. Box 330  
Trenton, NJ 08625-0330

S:\DIRECT EASEMENT PURCHASE\All Counties\HUNTERDON\Van Doren, Fred,  
Jo-An' & Lawrence Stratton\Resource Concerns\First Amendment to  
Agreement to Remediate.docx



# Agreement to Remediate - Schedule A



U:\Stefanie\Van Doren Remediation.mxd

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

Van Doren, Fred, JoAn' and Lawrence Stratton  
 Block 20 Lots 11 (28.9 ac); 16.01 (1.2 ac); P/O 16 (63.5 ac);  
 P/O 16-EN (non-severable exception - 2.7 ac) & 30 (47.7 ac)  
 Gross Total = 144.0 ac  
 East Amwell Twp., Hunterdon County

500 250 0 500 1,000 Feet

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.

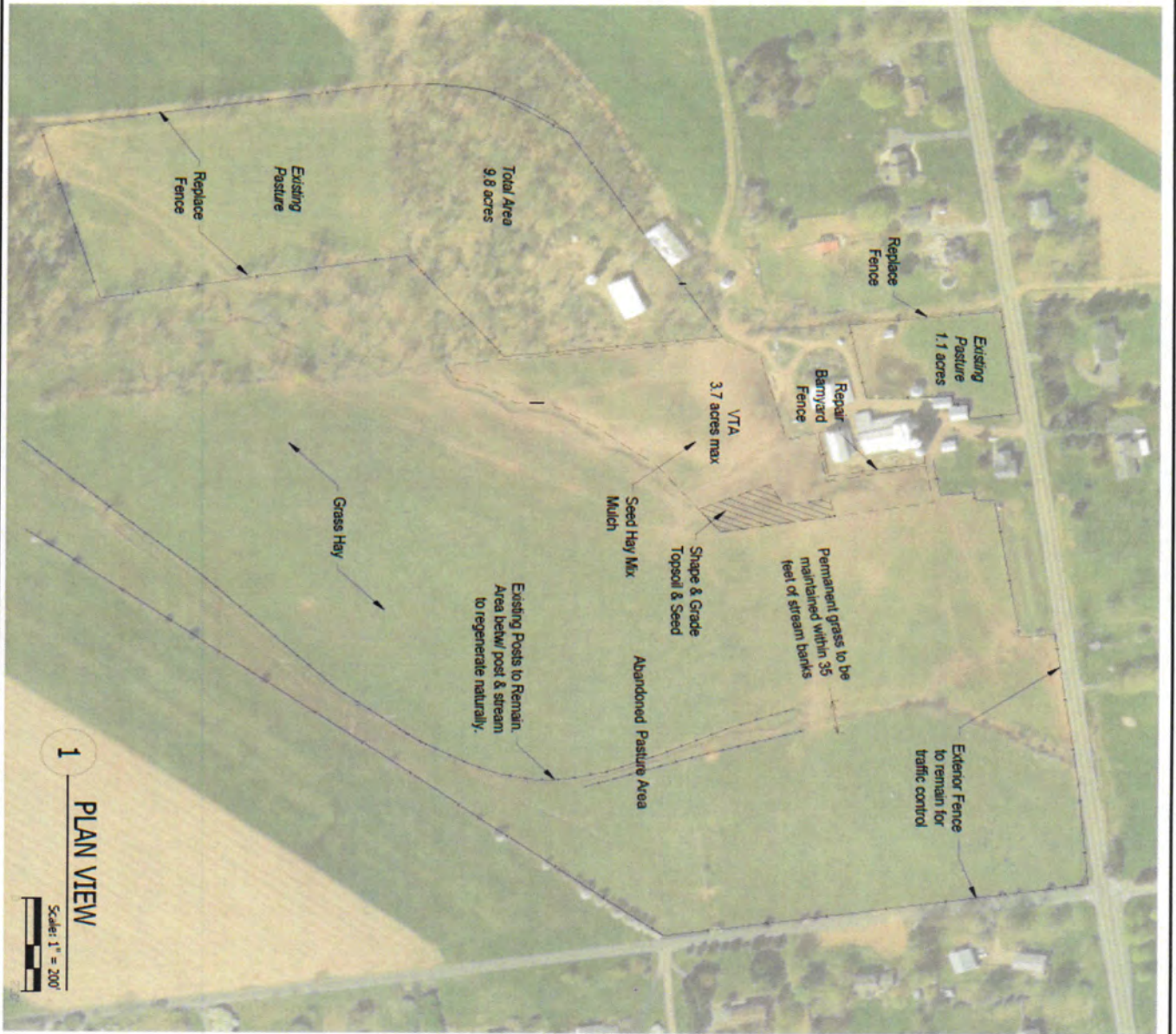
**Wetlands Legend:**  
 F - Freshwater Wetlands  
 L - Linear Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 N - Non-Wetlands  
 B - 300' Buffer  
 W - Water

Sources:  
 NJ Farmland Preservation Program  
 Green Acres Conservation Easement Data  
 NJDEP Wetlands Data  
 NJDOT/OGIS 2015 Digital Aerial Image  
 April 24, 2017



Schedule B

HPENGLVanDorenLandsSADC-date.dwg



1 PLAN VIEW

Scale: 1" = 200'



OPERATOR: OWNER:

Fred C. Van Doren  
76 Amwell Rd  
Flemington, NJ 08822  
Block 20; Lot 16

Hermine S. Van Doren Trust  
76 Amwell Rd  
Flemington, NJ 08822  
Block 20; Lots 11, 10, 16, 01, 30

LEGEND	
	2015 Natural NJ OGIS
	Fencing to remain functional
	Fence posts to remain
	Area to be shaped & graded
	Area to be seeded & mulched

<p><b>VAN DOREN TRUST</b> 76 Amwell Rd Flemington, NJ 08822 East Amwell Twp, Hunterdon Co, NJ</p>	<p><b>SADC REMEDIATION LANDOWNER PROPOSAL PLAN VIEW</b> SCALE: As Shown</p>	<p><b>HIGH PLAIN ENGINEERING LLC</b> Linda G. Peterson, PE 438 Quakerstown Rd Flemington, NJ 08822</p>	<p>Approved By: <b>L. Peterson</b></p>	<p>Date: <b>7-13-20</b></p>
			<p>Professional Engineer No. 04000402500</p>	<p>Reviewed:</p>



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**REVIEW OF A NON-AGRICULTURAL DEVELOPMENT PROJECT IN AN  
AGRICULTURAL DEVELOPMENT AREA**

**ROSELAND-PLEASANT VALLEY TRANSMISSION PROJECT – SEGMENT 2**

**IN**

**TOWNSHIPS OF BRANCBURG & HILLSBOROUGH, SOMERSET COUNTY AND  
TOWNSHIPS OF READINGTON, RARITAN, EAST AMWELL & WEST AMWELL,  
HUNTERDON COUNTY**

**RESOLUTION #FY2021R9(2)**

**September 24, 2020**

WHEREAS, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-19, et seq., any public body or public utility which intends to exercise the power of eminent domain within an Agricultural Development Area (ADA), or which intends to advance a grant, loan or interest subsidy or other funds within an ADA for the construction of dwellings, commercial or industrial facilities, transportation facilities or water or sewer facilities to serve nonfarm structures shall file a Notice of Intent (NOI) with the County Agriculture Development Board (CADB) and the State Agriculture Development Committee (SADC) 30 days prior to the initiation of the action; and

WHEREAS, CADBs and the SADC are charged with the responsibility, pursuant to N.J.S.A. 4:1C-19, to review the proposed action to determine its effect upon the preservation and enhancement of agriculture in the ADA, the municipally approved program, and overall State agriculture preservation and development policies; and

WHEREAS, since construction was completed in 1930, Public Service Electric & Gas Company (PSE&G) has owned and maintained the 230,000-volt (230kV) Roseland-Pleasant Valley (RPV) electric transmission system; and

WHEREAS, the RPV transmission system is a 50-mile long, approximately 150-foot wide, utility corridor between the Roseland Switching Station in Roseland Borough, Essex County, and the Pleasant Valley Switching Station in Hopewell Township, Mercer County; and

WHEREAS, PSE&G has proposed the replacement of existing 230kV overhead power lines supported by 108 to 199-foot tall steel lattice towers with 230kV circuits on new 123 to 200-foot tall Y-frame and H-frame monopole structures within their existing right-of-way (the project); and





WHEREAS, PSE&G identified the replacement of aging infrastructure as necessary to correct end of service life issues associated with the existing structures and ensure the safety and reliability of their transmission system; and

WHEREAS, PJM Interconnection LLC, the regional, independent electric transmission grid operator, reviewed PSE&G's conditions assessment of the RPV system, found the system infrastructure had reached the end its useful life and, in April of 2018, authorized the project; and

WHEREAS, PSE&G evaluated two (2) alternatives to address the problems identified in its conditions assessment of the RPV transmission system, including:

1. Removing the existing 230kV system without replacement;
2. Establishing a new right-of-way to install a parallel 230kV system and then removing the old system; and

WHEREAS, the alternatives examined were deemed inadequate because they would either require future asset improvements to the RPV transmission system, or would entail unnecessary cost and new land disturbance outside of the existing right-of-way; and

WHEREAS, PSE&G's proposed project would provide the necessary upgrades to ensure system reliability and safety and would do so without the need to acquire and maintain an additional right-of-way; and

WHEREAS, the RPV project is scheduled for construction in two phases, denoted as Segment 1 and Segment 2; and

WHEREAS, the SADC reviewed the Segment 1 portion of the project at its August 27, 2020 meeting finding it would not cause unreasonably adverse effects on the preserved farms, ADA or State agricultural preservation and development policies pursuant to N.J.S.A. 4:1C-19

WHEREAS, an NOI for Segment 2, a 20-mile segment running from the Branchburg Switching Station in Branchburg Township, Somerset County to the Pleasant Valley Switching Station in Hopewell Township, Mercer County, identified in Schedule A, was submitted to the Somerset CADB, Hunterdon CADB and SADC on June 23, 2020; and

WHEREAS, PSE&G's right-of-way extends approximately 11,900 linear feet, or 2.25 miles, through Somerset County's ADA, and 51,960 linear feet, or 9.84 miles, through Hunterdon County's ADA; and

WHEREAS, the right-of-way includes 77.63 acres of preserved farmland in Somerset County and 125.135 acres of preserved farmland in Hunterdon County; and

WHEREAS, project disturbance on preserved farmland will be limited to PSE&G's pre-existing right-of-way and include 9.624 acres in Somerset County and 30.732 acres in Hunterdon County; and



WHEREAS, one temporary access road is proposed outside of PSE&G's existing right-of-way on an unpreserved parcel within Hunterdon County's ADA; and

WHEREAS, this proposed temporary access road, located on Block 7, Lot 15 in West Amwell Township (as identified in Schedule B), utilizes an existing gated access and a portion of the parcel that are not currently in active agricultural production; and

WHEREAS, to minimize compaction of farmland soils in active agricultural areas within the ADA PSE&G has agreed to either place timber matting over the bare ground prior to construction or strip the topsoil and use a geotextile base layer with dense graded aggregate to distribute the weight of machinery; and

WHEREAS, where dense graded aggregate is used on active agricultural lands PSE&G will test for soil compaction and take measures to address subsoil compaction, as necessary, prior to replacement of topsoil; and

WHEREAS, PSE&G has represented that footings of the existing steel lattice towers will be removed to a depth of no less than three feet to avoid future agricultural impacts; and

WHEREAS, PSE&G has outlined a process to communicate with landowners and tenant farmers about site-specific agricultural issues, notify them of impending construction activities, and address any questions or concerns and also a process to compensate for any crop damage or loss incurred; and

WHEREAS, at its July 27, 2020 meeting, the Somerset CADB reviewed the project, as described in the NOI, and issued a finding that the project would not cause unreasonably adverse effects on preserved farms, the ADA, or State agricultural preservation and development policies; and

WHEREAS, at its September 10, 2020 meeting, the Hunterdon CADB reviewed the project, as described in the NOI, and issued a finding that the project would not cause unreasonably adverse effects on preserved farms, the ADA, or State agricultural preservation and development policies; and

WHEREAS, SADC staff reviewed the NOI and determined that PSE&G has adequately addressed all requirements and information about the project pursuant to N.J.S.A. 4:1C-19 and N.J.A.C. 2:76-7.1, et seq.

NOW, THEREFORE, BE IT RESOLVED that the SADC has reviewed the proposed action to determine its effect upon the preservation and enhancement of agriculture in the ADAs, the municipally approved program, and upon overall State agriculture preservation and development policies, and finds that Segment 2 of PSE&G's Roseland-Pleasant Valley Transmission Project in Somerset and Hunterdon Counties would not cause unreasonably adverse effects on the preserved farms, ADA or State agricultural preservation and development policies pursuant to N.J.S.A. 4:1C-19 for the following reasons:

1. The proposed project is necessary to maintain the reliability of the electric grid and address the replacement of infrastructure that has exceeded its functional life;



2. PSE&G has taken measures to limit the extent of agricultural land impacted by the project by planning project activities within their existing right-of-way to the extent possible;
3. In addition to soil conservation practices required for Soil Erosion and Sediment Control Plan approval, PSE&G has agreed to implement measures to address soil compaction on agricultural land within the ADA;
4. PSE&G has committed to the removal of existing steel lattice tower footings to a depth of no less than three feet, removal of stone or other fill needed in temporary work areas to maintain preexisting grade and farmable conditions, and otherwise working with landowners and tenant farmers to ensure the future agricultural use of their properties is not inhibited; and

BE IT FURTHER RESOLVED the WHEREAS paragraphs set forth above are incorporated herein by reference; and

BE IT FURTHER RESOLVED that should amendments to the project as described in the NOI be necessary, PSE&G shall revise and resubmit its NOI so that the Somerset and Hunterdon CADBs and SADC may reconsider their findings in light of any amended project requirements and impacts; and

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

9/24/2020  
Date

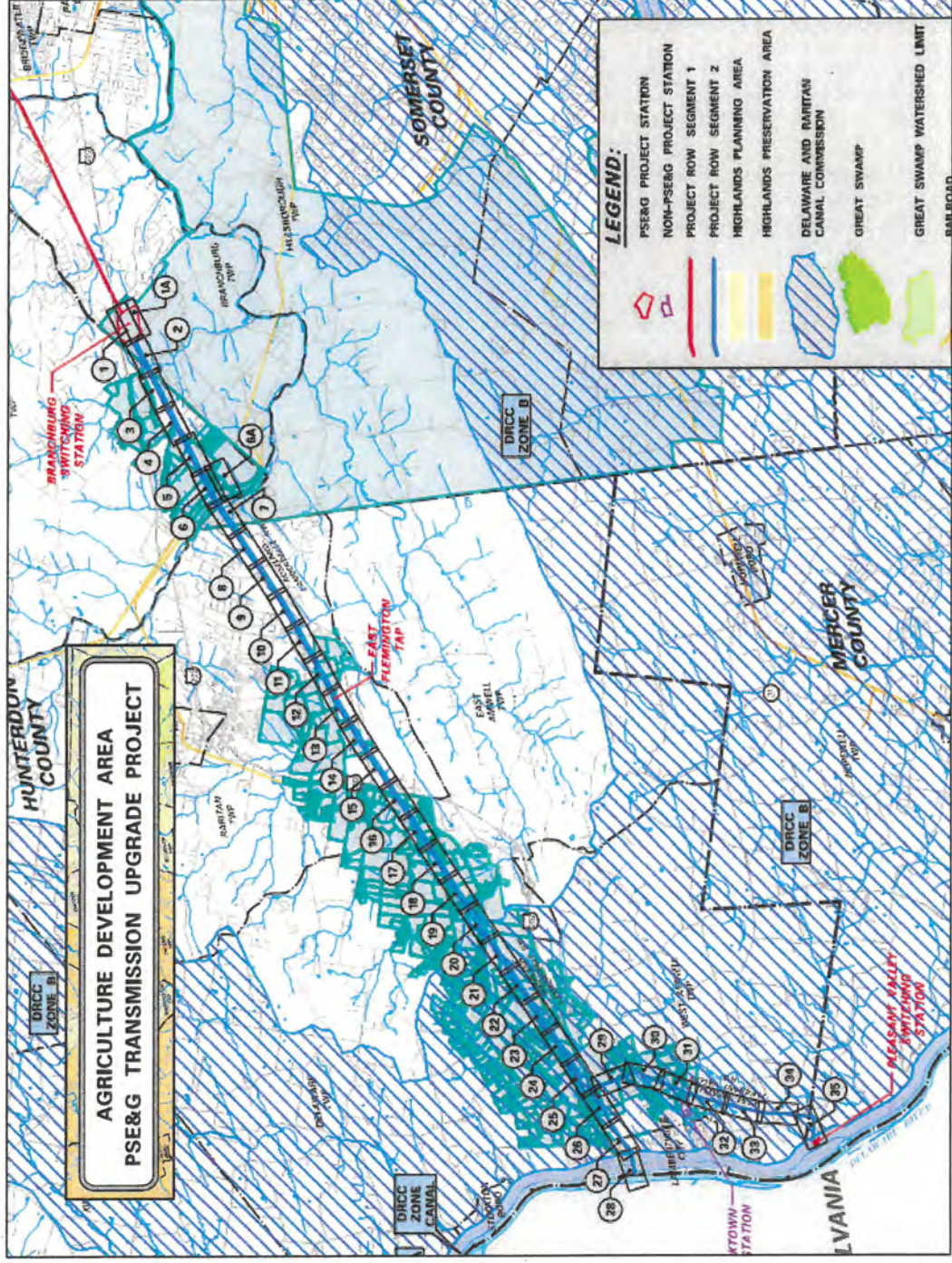
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

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



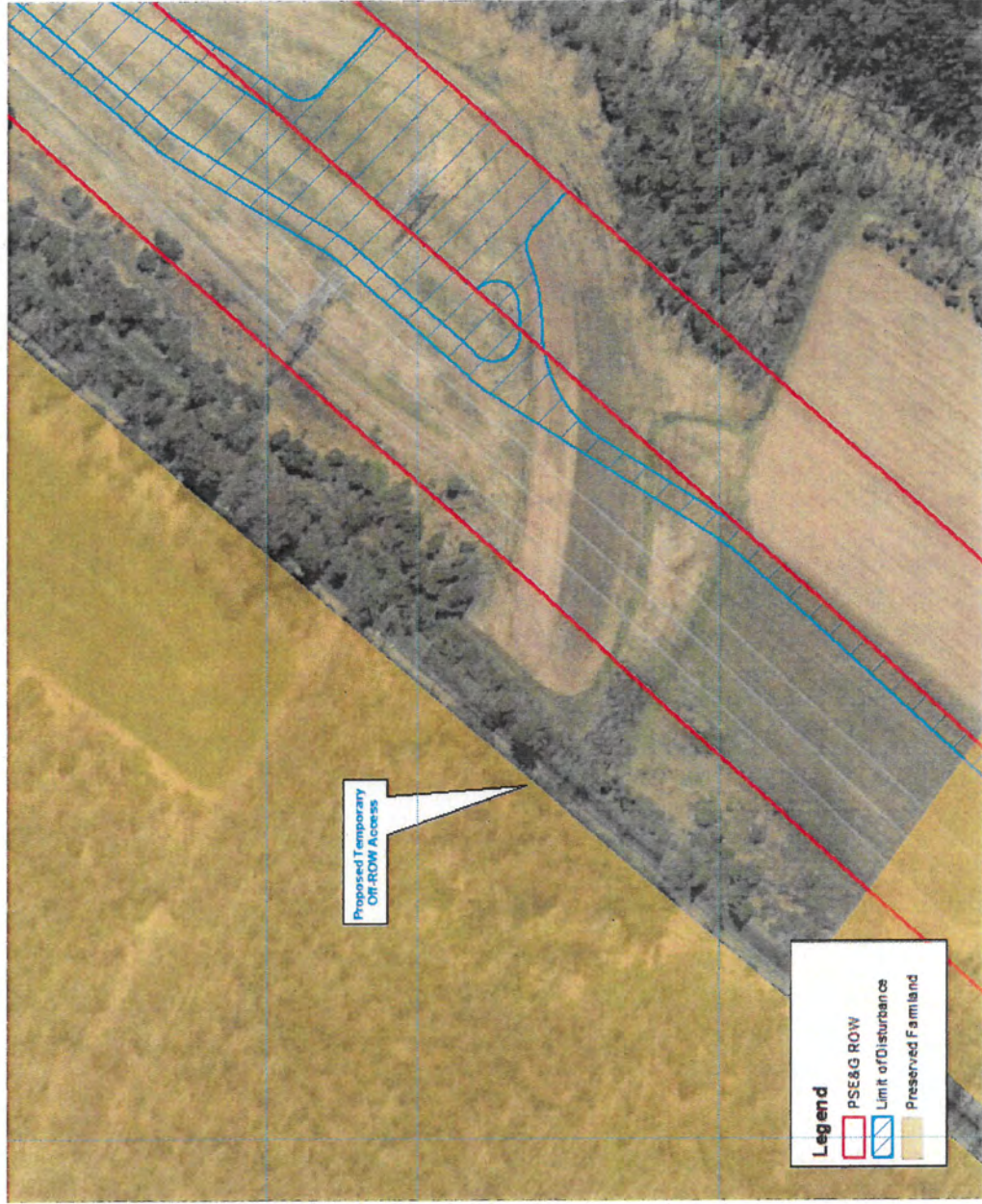
Schedule A







Schedule B





STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2021R9(3)  
PRELIMINARY REVIEW AND APPROVAL  
NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS  
FY2021 FUNDING ROUND  
SEPTEMBER 24, 2020

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

WHEREAS, the SADC provided notice of available grants as published in the New Jersey Register on January 6, 2020 in a total amount to be determined by the SADC and an application deadline of May 6, 2020 for the FY2021 Nonprofit Grant Round; and

WHEREAS, four nonprofit organizations submitted 12 applications, located in six counties, totaling approximately 702 acres (Schedule A); and

WHEREAS, all 12 applications are located in the respective County ADAs; are greater or equal to 70% of the County average quality score as determined on September 26, 2019; and appear to qualify as eligible farms pursuant to N.J.A.C. 2:76-12.3 and N.J.A.C. 2:76-6.20; and

WHEREAS, as per N.J.A.C. 2:76-13.3 the total nonprofit costs submitted is \$7,524,700 based on estimated easement or fee purchase values and ancillary costs; and

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

WHEREAS, based on the cost estimates submitted by the nonprofits the following grant awards represent a 50% cost share grant, including eligible ancillary costs to the nonprofits submitting applications as set forth more specifically in Schedule A, totaling \$3,763,625<sup>1</sup>:

- \$910,950 to D&R Greenway for 1 fee purchase grant
- \$417,400 to the New Jersey Conservation Foundation for 1 easement purchase grant
- \$286,500 to the Monmouth Conservation Foundation for 1 easement purchase grant
- \$2,148,775 to the Land Conservancy of New Jersey for 9 easement purchase grants

NOW THEREFORE BE IT RESOLVED:

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<sup>1</sup> The variation in total cost and 50% SADC grant request is a result of the nonprofit's request to use estimated acreage rather than GIS parcel data.

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A and conditions contained in Schedule B; and
3. This approval is subject to N.J.A.C. 2:76- 12, 13, 14, 15, and 16 and all other rules and regulations as established by the SADC; and
4. This preliminary approval is conditioned upon an SADC resolution appropriating \$3,763,625 to the FY2021 Nonprofit Round, Legislative appropriation of funds and funding availability as determined by the State Treasurer; and
5. Any funds that are not expended within two years of the date of the grant appropriation are subject to reappropriation and may no longer be available to the nonprofit; and
6. That this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
7. The SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A. 4:1C-4f.

9/24/2020  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas Fisher, Chairperson	YES
Renee Jones (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
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Schedule A

FY 2021	Organization Name/Farm Name	Quality Score	Acq. Type	County	Municipality	Approx. Net Acres	Estimated per Acre Value	Total Estimated Easement	Estimated Ancillary Costs	Total Estimated Cost	Requested SADC Grant 50%	Cost share partner(s)
	D&R Greenway											
11-0018-NP	Trap Rock Industries, Inc.	68.98	Fee	Mercer	Hopewell	92.00	\$19,565	\$1,800,000	\$21,900	\$1,821,900	\$910,950	D&R Greenway (50%)
	New Jersey Conservation Foundation											
10-0072-NP	Curtis, Richard & Michael F.	74.35	Easement	Hunterdon	Delaware	64	\$12,700	\$812,800	\$22,000	\$834,800	\$417,400	Hunterdon Open Space Grant (50%)
	Monmouth Conservation Foundation											
13-001-NP	Stivela, Michael, Jr., & Eileen Stivela	53.63	Easement	Monmouth	Colts Neck	14.3	\$40,000	\$572,000	\$33,500	\$605,500	\$286,500	Monmouth (25%) Colts Neck (12.5%) MCF (12.5%)
	The Land Conservancy of New Jersey											
21-0052-NP	Santini, Santino & Dominick (est of)	65.59	Easement	Warren	Franklin	53.00	\$6,000	\$318,000	\$23,000	\$341,000	\$174,400	Warren (50%)
21-0053-NP	Santini, Santino & Christine	62.69	Easement	Warren	Franklin	38.40	\$8,000	\$218,400	\$23,000	\$241,400	\$122,215	Warren (50%)
21-0050-NP	Shesker, Robert & Lynn	58.77	Easement	Warren	Harmony	17.80	\$6,000	\$108,800	\$17,500	\$124,300	\$62,720	Warren (50%)
19-0023-NP	Newton Land LLC					81.70						
21-0051-NP	Schwartz, David (Watercross)	57.10	Easement	Sussex	Hampton	115.70	\$6,000	\$692,200	\$21,500	\$713,700	\$255,850	Sussex (50%)
		54.89	Easement	Warren	Frelinghuysen		\$5,000	\$578,500	\$20,800	\$599,300	\$299,650	Warren (50%)
18-0015-NP	Milanesi, Barbara	54.21	Easement	Somerset	Bedminster	33.50	\$40,000	\$1,340,000	\$24,000	\$1,364,000	\$682,000	Somerset (50%)
21-0047-NP	Campaw Club, LLC	52.13	Easement	Warren	Hope & Blairstown	127.00	\$5,000	\$635,000	\$25,000	\$660,000	\$339,350	Warren (50%)
21-0049-NP	Reuter, Lisa & Erich (Silver Pine)	51.10	Easement	Warren	Frelinghuysen	31.50	\$6,000	\$189,000	\$11,500	\$200,500	\$102,440	Warren (50%)
21-0048-NP	Giordano, Melissa & Thomas	48.16	Easement	Warren	Frelinghuysen	34.80	\$6,000	\$208,800	\$11,500	\$220,300	\$110,150	Warren (50%)
	TLCNJ TOTAL Applications	9				424.20				\$4,262,500	\$2,148,775	
	Total Applications =	12				701.70				\$7,524,700	\$3,763,625	

# Project Map



Application within both the (PA4) Rural and the (PA4b) Rural Env Sens Areas

Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Primary - Limited Access
	Federal or State Hwy's
	County Roads
	Municipal/Local Roads



Sources:  
 Green Acres Conservation Easement Data  
 NJDOT/OGIS 2015 Digital Aerial Image  
 June 8, 2020

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

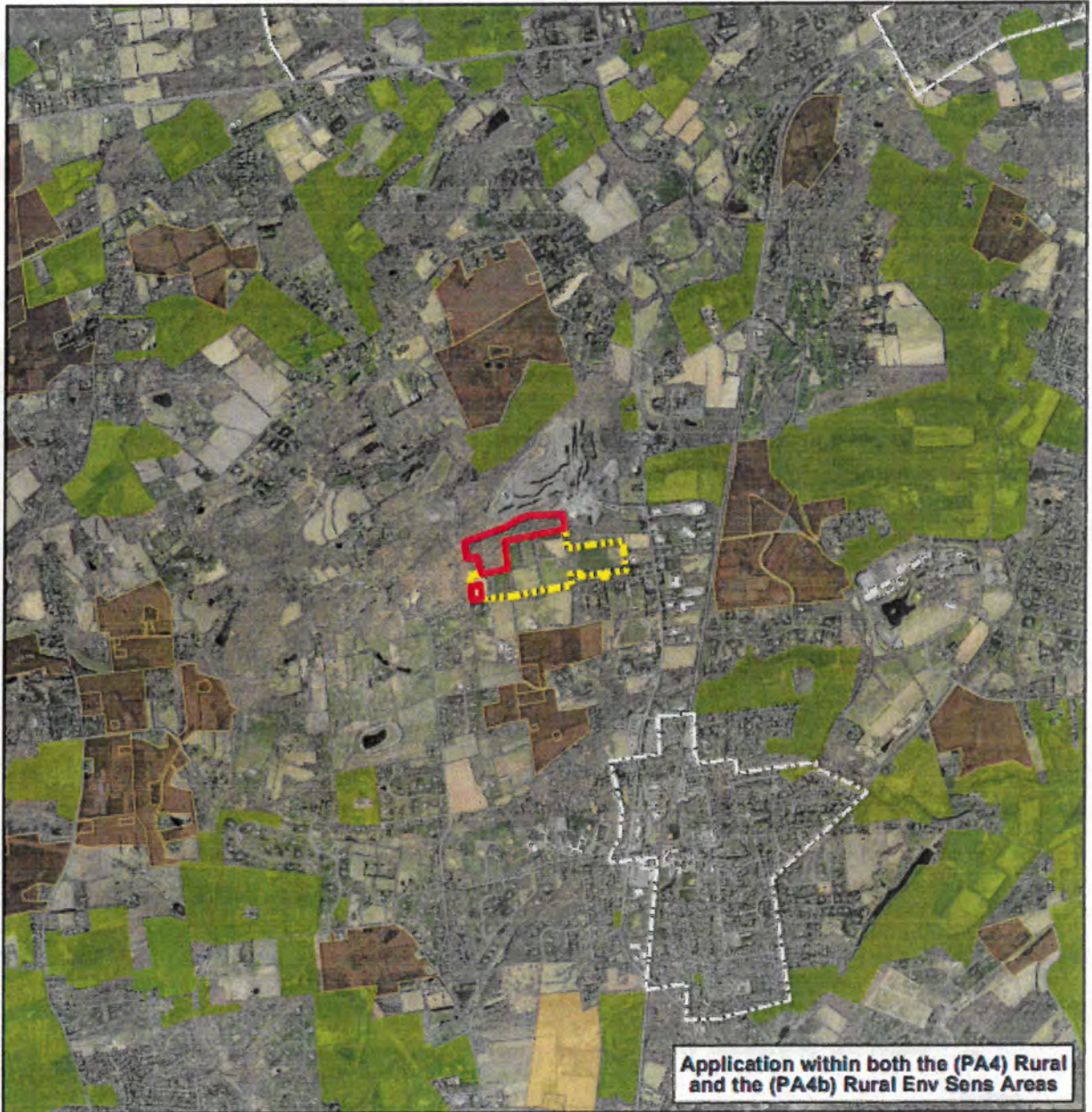
Trap Rock Industries, Inc. (D&R Greenway-FY 21)  
 Block 31 Lots P/O 5.04 (92.0 ac); P/O 5.04-ES (severable exception - 37.0 ac)  
 and P/O 5.04-EN (non-severable exception - 2.0 ac)  
 Gross Total = 131.0 ac  
 Hopewell Twp., Mercer County



**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The compilation and geo-referenced locations of parcel polygons and the shapefiles contained in this file are provided primarily for planning purposes. This product's accuracy and precision of the GIS data contained in this file and the resulting maps and reports are not guaranteed to be, in any way, more accurate or precise than the original data provided. The user is responsible for any errors or omissions in this product and any resulting maps and reports. This product is provided as is without any warranty, express or implied, and the user assumes all liability for any use of this product. Professional Land Surveyor.

# Preserved Farms and Active Applications Within Two Miles

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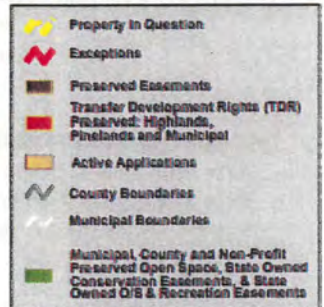


## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Trap Rock Industries, Inc. (D&R Greenway-FY 21)  
Block 31 Lots P/O 5.04 (92.0 ac);  
P/O 5.04-ES (severable exception - 37.0 ac)  
and P/O 5.04-EN (non-severable exception - 2.0 ac)  
Gross Total = 131.0 ac  
Hopewell Twp., Mercer County

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

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



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

June 5, 2020

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Mercer Hopewell Twp. 1106  
 APPLICANT Trap Rock Industries, Inc. (D&R Greenway-FY 21) SADC ID # 11- 0018-NP  
 Gross Acres on Application 131  
 Hopewell Twp. 1106 Block 31 Lot 5.04 131 ACRES  
 Exception Acres on Application 39

**Blocks and Lots**

**Exceptions**

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
37	To buffer quarry and preserve woods Location: Mer - Hopewell Twp. Block:31 Lot:5.04 - Top edge of lot surrounding woods The Exception will be limited to 0 single family residential unit(s). The Exception is Severable.				0	-3
2	Future SFR Location: Mer - Hopewell Twp. Block:31 Lot:5.04 - Southwest corner of property The Exception will be limited to 1 single family residential unit(s). The Exception is Nonseverable.				0	0

**NET ACRES**

Net Acres on Application 92

**RESTRICTIONS / CONDITIONS NONE**

**APPLICATION ELIGIBILITY**

YES  NO

E. Applicant is not an approved target farm

**MINIMUM ELIGIBILITY CRITERIA**

YES  NO

- 76 % Tillable 69.6 acres Tillable  YES  NO
- 76 % Soils Supporting Ag 69.9 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
  - Additional Development via Development Credits  YES  NO

**SOILS:**

Other	2.00%	* 0	= 0
Prime	58.00%	* .15	= 8.7
Statewide	40.00%	* .1	= 4

**SOILS SCORE: 12.7**

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement 0  
 Existing Single Family Residential Unit(s) on Exception 0  
 Future Single Family Residential Unit(s) on Exception 1  
 Eligible RDSCs  
 Approved RDSCs

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

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



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

<b>TILLABLE SOILS:</b>	Cropland Harvested	76.00%	* .15	= 11.4
	Wetlands/Water	3.00%	* 0	= 0
	Woodlands	21.00%	* 0	= 0
				<b>TILLABLE SOILS SCORE: 11.4</b>

**MINIMUM RANK SCORE**                       **YES**                       **NO**

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC                      68.98

**TYPE OF AGRICULTURAL OPERATION**

Hay

**SUBDIVISION OF THE PREMISES**

Status    Preliminary    Final Approval    Scale  
 No Value Selected

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**  
**\*\* NONE LOGGED \*\***

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

<u>Type</u>	Road
<u>Description</u>	Site triangle easement
<u>Affect</u>	
<u>Visibility</u>	
<u>Notes</u>	30 x 100 ft
<u>Type</u>	Stream
<u>Description</u>	Stream cleaning easement
<u>Affect</u>	
<u>Visibility</u>	
<u>Notes</u>	30 x 300 ft
<u>Type</u>	Other
<u>Description</u>	Mercer Co bridge easements (2)
<u>Affect</u>	
<u>Visibility</u>	
<u>Notes</u>	# 236.5 & 236.6
<u>Type</u>	Stream
<u>Description</u>	Stream Corridor easement
<u>Affect</u>	
<u>Visibility</u>	
<u>Notes</u>	approx. 300 ft buffer of stream

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA6) Rural  
 (PA4b) Rural and Environmentally Sensitive

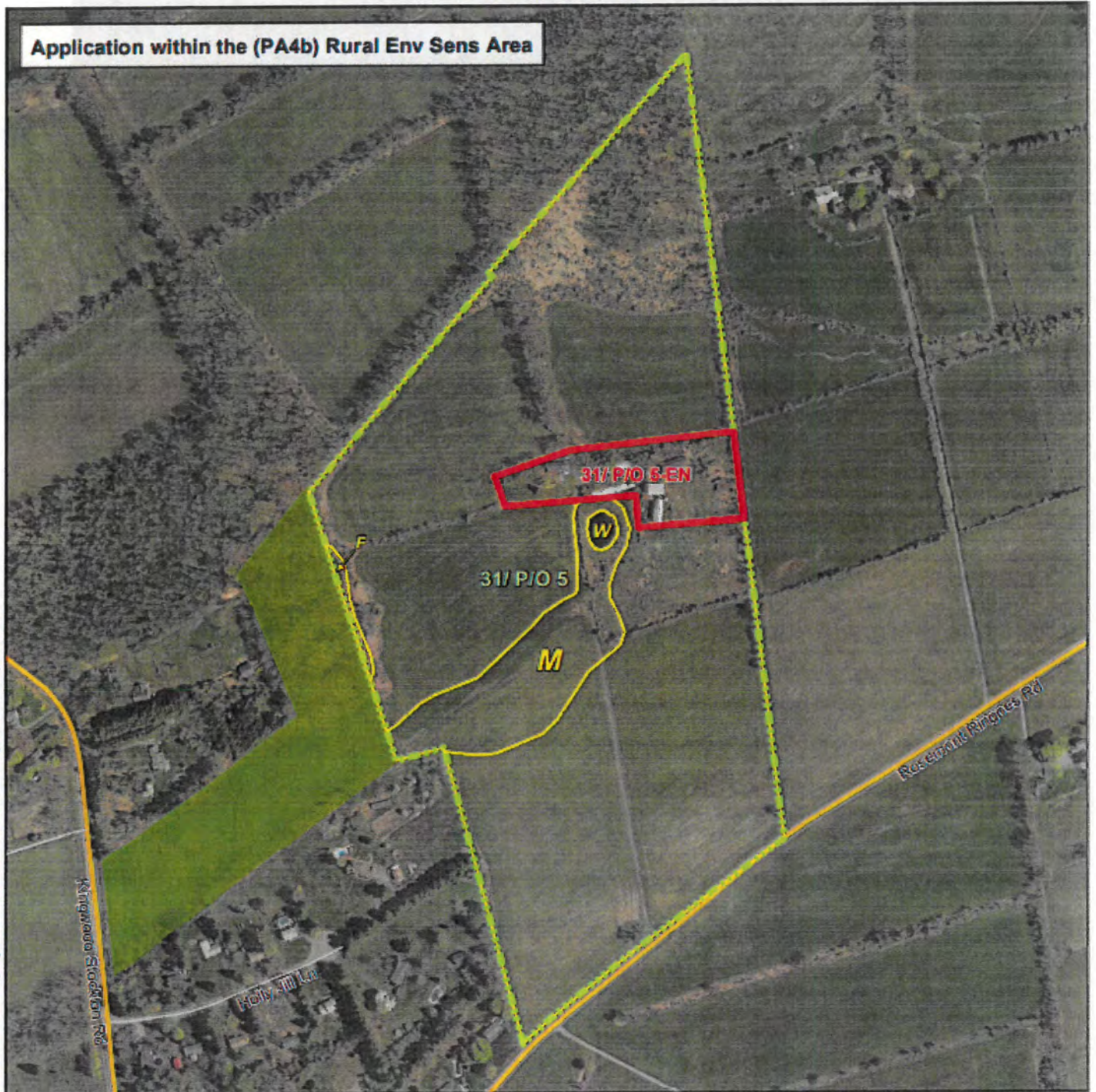
State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

HIGHLANDS REGION  YES  NO  
PINELANDS REGION  YES  NO

# Wetlands

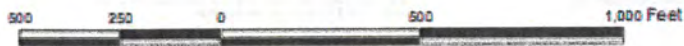
Application within the (PA4b) Rural Env Sens Area

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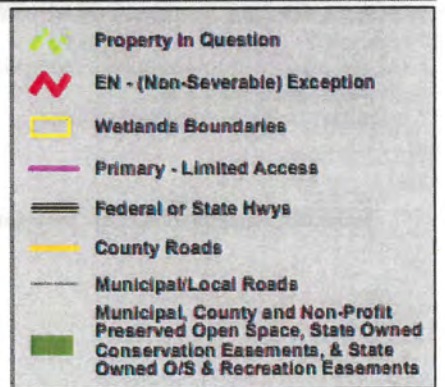


## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Curtis, Richard & Michael (NJCF FY21)  
Block 31 Lots P/O 5 (59.5 ac)  
& P/O 5-EN (non-severable exception - 3.7 ac)  
Gross Total = 63.2 ac  
Delaware Twp., Hunterdon County



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

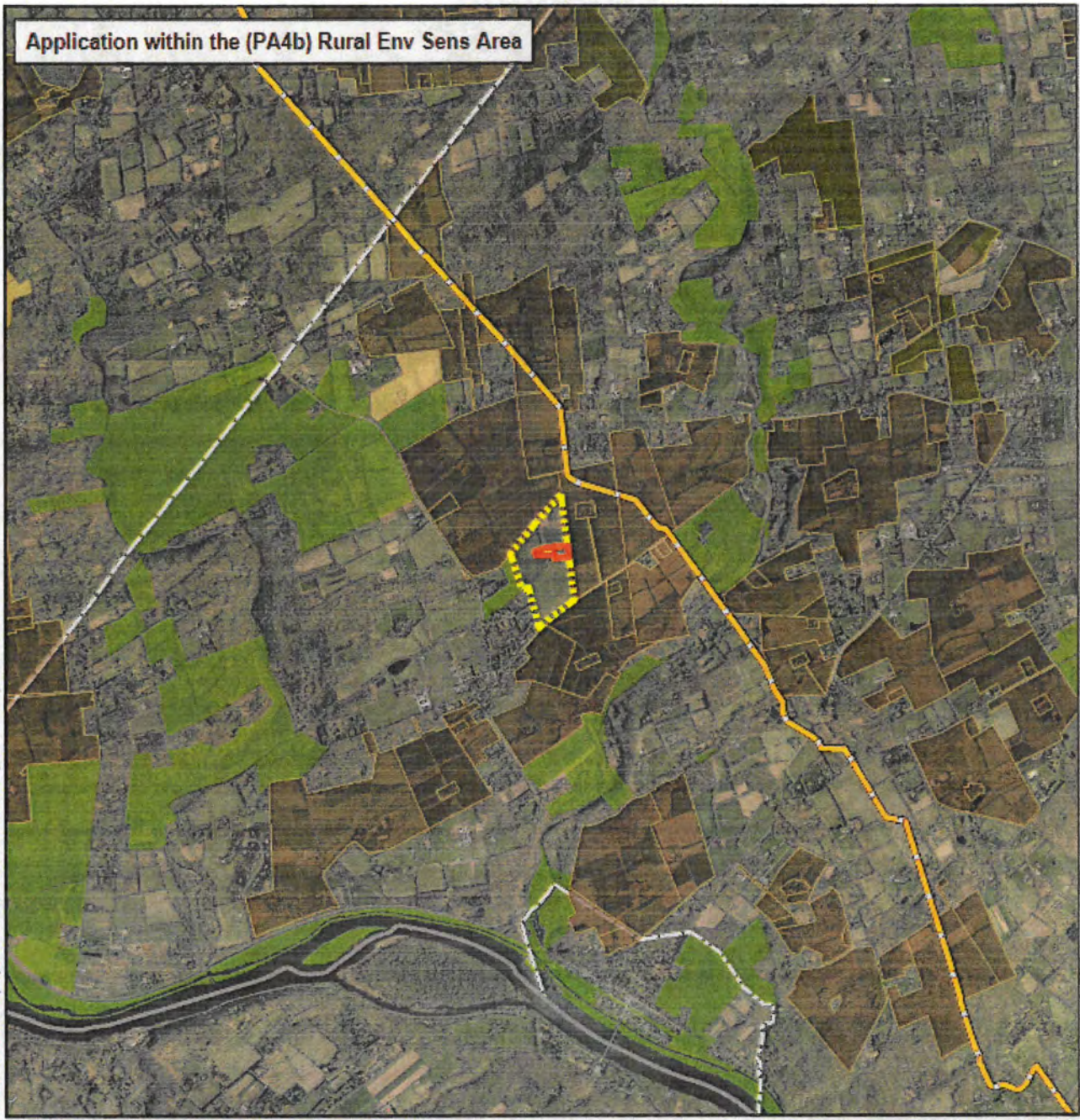


Wetlands Legend:

# Preserved Farms and Active Applications Within Two Miles

Application within the (PA4b) Rural Env Sens Area

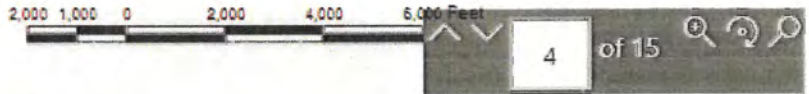
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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Curtis, Richard & Michael (NJCF FY21)  
Block 31 Lots P/O 5 (59.5 ac)  
& P/O 5-EN (non-severable exception - 3.7 ac)  
Gross Total = 63.2 ac  
Delaware Twp., Hunterdon County

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



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

NOTE:

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Hunterdon Delaware Twp. 1007  
 APPLICANT Curtis, Richard & Michael F. (NJCF PY21) SADC ID # 10- 0072-NP  
**Blocks and Lots** Gross Acres on Application 63.2  
 Delaware Twp. 1007 Block 31 Lot 5 63.2 ACRES  
**Exceptions** Exception Acres on Application 3.7

Acres	Reason	CADP Justification	Restrictions	Negative Impact	SADC Impact	Total Score
3.7	Existing single family residence & improvements				0	0
Location: Hun - Delaware Twp. Block:31 Lot:5 - Around existing buildings						
Right to Farm Language will appear on the Deed.						
The Exception is Nonseverable.						
The Exception will be limited to 1 single family residential unit(s).						

**NET ACRES** Net Acres on Application 60

**RESTRICTIONS / CONDITIONS**

Additional Restrictions  
 NJCF has requested a 5% impervious coverage restriction on the premises, approximately 3 acres outside the exception area.

**APPLICATION ELIGIBILITY**

YES  NO

**MINIMUM ELIGIBILITY CRITERIA**

YES  NO

- 82 % Tillable 49 acres Tillable  YES  NO
- 82 % Soils Supporting Ag 49 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
  - Additional Development via Development Credits  YES  NO

**SOILS:**

Prime	7.00%	* .15	= 1.05
Statewide	93.00%	* .1	= 9.3

**SOILS SCORE: 10.35**

**TILLABLE SOILS:**

Cropland Harvested	82.00%	* .15	= 12.3
Wetlands/Water	1.00%	* 0	= 0
Woodlands	17.00%	* 0	= 0

**TILLABLE SOILS SCORE: 12.3**

**MINIMUM RANK SCORE**

YES  NO

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC 74.35

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement  
Existing Single Family Residential Unit(s) on Exception 1  
Future Single Family Residential Unit(s) on Exception  
Eligible RDSOs  
Approved RDSOs

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

**TYPE OF AGRICULTURAL OPERATION**

Hay

**SUBDIVISION OF THE PREMISES**

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

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**

\*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

\*\* NONE LOGGED \*\*

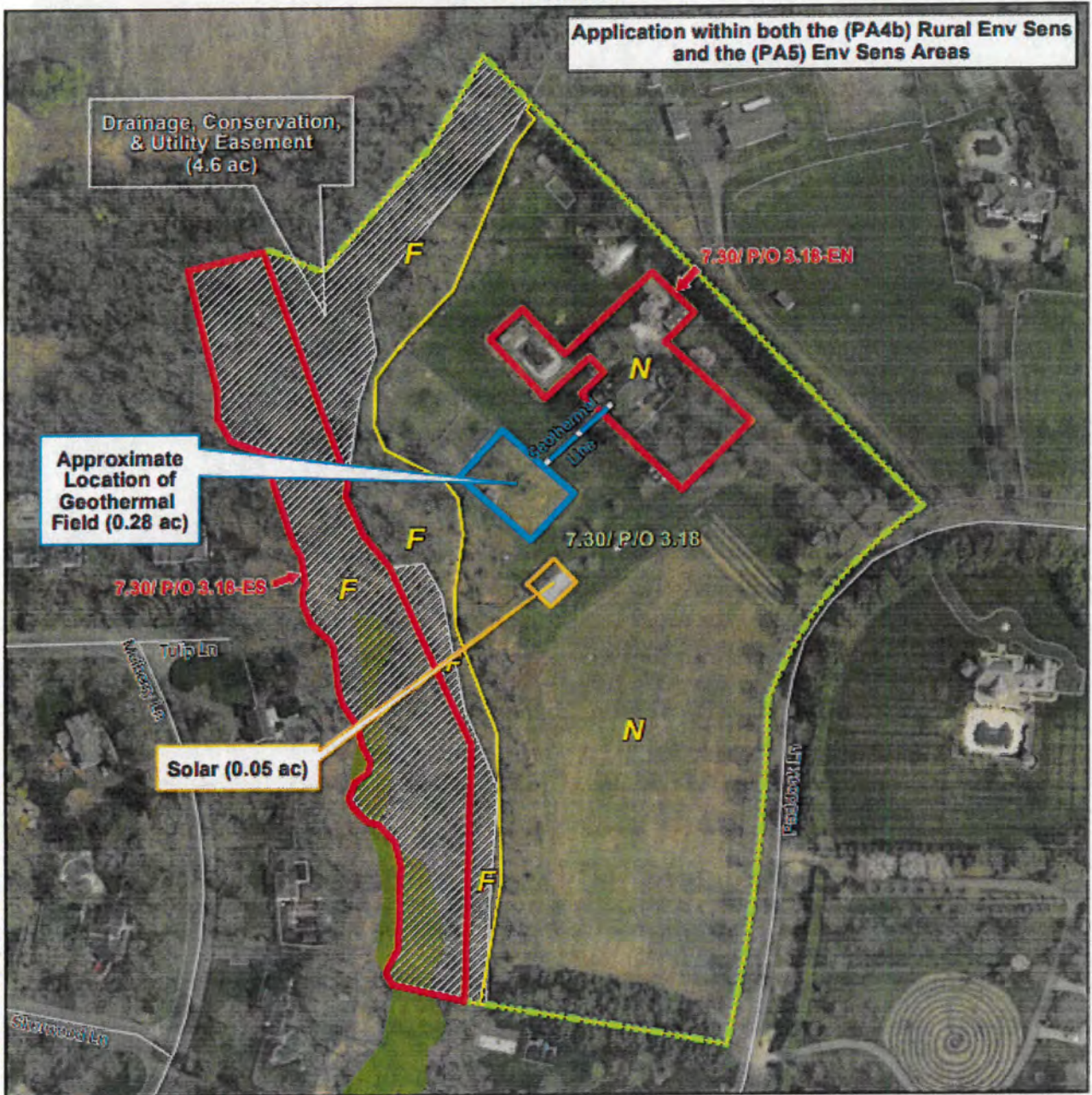
**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA4b) Rural and Environmentally Sensitive

HIGHLANDS REGION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
PINELANDS REGION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

# Wetlands



Application within both the (PA4b) Rural Env Sens and the (PA5) Env Sens Areas

Drainage, Conservation, & Utility Easement (4.6 ac)

Approximate Location of Geothermal Field (0.28 ac)

Solar (0.05 ac)

7.30/ P/O 3.18-ES

7.30/ P/O 3.18-EN

7.30/ P/O 3.18

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Stivala, Michael, Jr., & Eileen Sionas  
Block 7.30 Lots P/O 3.18 (14.3 ac);  
P/O 3.18-ES (severable exception - 3.0 ac);  
& P/O 3.18-EN (non-severable exception - 1.0 ac)  
Gross Total = 18.3 ac  
Colts Neck Twp., Monmouth County

250 125 0 250 500 Feet

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJDEP Wetlands Data  
NJDOT/GIS 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 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
	ES - (Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Highways
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 30' Buffer  
W - Water

May 2, 2020

# Preserved Farms and Active Applications Within Two Miles



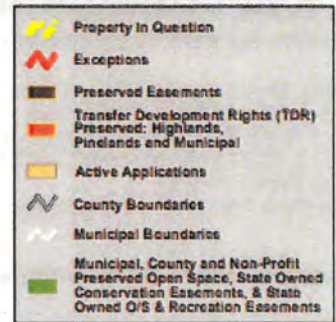
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**Application within both the (PA4b) Rural Env Sens and the (PA5) Env Sens Areas**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Stivala, Michael, Jr., & Eileen Sionas  
Block 7.30 Lots P/O 3.18 (14.3 ac);  
P/O 3.18-ES (severable exception - 3.0 ac);  
& P/O 3.18-EN (non-severable exception - 1.0 ac)  
Gross Total = 18.3 ac  
Colts Neck Twp., Monmouth County

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



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

May 5, 2020



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Monmouth Colts Neck Twp. 1309  
 APPLICANT Stivels, Michael, Jr., & Eileen Sionas SADC ID # 13-0019-NP  
**Blocks and Lots** Gross Acres on Application 18.3  
 Colts Neck Twp. 1309 Block 7.30 Lot 3.18 16.3 ACRES  
 Colts Neck Twp. 1309 Block 0 Lot 0 0 ACRES

**Exceptions**

Exception Acres on Application 4

Acres	Reason	CADE Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Around existing residence, pool & other buildings				0	0
Location: Mon - Colts Neck Twp. Block:7.30 Lot:3.18 - around residence and out buildings on Northeast side of lot						
The Exception will be limited to 1 single family residential unit(s).						
The Exception is Nonseverable.						

Acres	Reason	CADE Justification	Restrictions	Negative Impact	SADC Impact	Total Score
3	Expansion of municipal greenway along C-1 stream				0	-3
Location: Mon - Colts Neck Twp. Block:7.30 Lot:3.18 - Entire Western edge of lot						
The Exception will be limited to 0 single family residential unit(s).						
The Exception is Severable.						

**NET ACRES**

Net Acres on Application 14

**RESTRICTIONS / CONDITIONS** NONE

**APPLICATION ELIGIBILITY**

YES  NO

**MINIMUM ELIGIBILITY CRITERIA**

YES  NO

- 63 % Tillable 9 acres Tillable  YES  NO
- 63 % Soils Supporting Ag 9 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
  - Less Than 60% wetlands  YES  NO
  - Less Than 60% slopes of 15% or more  YES  NO
  - Additional Development via Development Credits  YES  NO

**SOILS:**

Other	11.00%	* 0	= 0
Prime	72.00%	* .15	= 10.8
Statewide	17.00%	* .1	= 1.7
<b>SOILS SCORE: 12.5</b>			

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement 0  
 Existing Single Family Residential Unit(s) on Exception 1  
 Future Single Family Residential Unit(s) on Exception 0  
 Eligible RDSOs 0  
 Approved RDSOs 0

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

<b>TILLABLE SOILS:</b>	Cropland Harvested	60.00%	* .15	= 9
	Wetlands/Water	20.00%	* 0	= 0
	Woodlands	20.00%	* 0	= 0
				<b>TILLABLE SOILS SCORE: 9</b>

**MINIMUM RANK SCORE**  YES  NO

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC 62.54

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Barn	N	N	
Run in Shed	N	N	(3) three
Greenhouse	N	N	(2) two

**TYPE OF AGRICULTURAL OPERATION**

Vegetable & Melons  
 General Prime Livestock & Animal Alpacas

**SUBDIVISION OF THE PREMISES**

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

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**

<u>Ag Use</u>	<u>Type</u>	Solar panels
No	<u>Lessee</u>	None
	<u>Extent</u>	On roof of barn
	<u>Business</u>	Excess energy is sold
	<u>Size</u>	Approximately 0.05 ac
	<u>Purpose</u>	Electricity for house and barn
	<u>Frequency</u>	
<u>Ag Use</u>	<u>Type</u>	Geothermal system
No	<u>Lessee</u>	None
	<u>Extent</u>	Under animal paddock with line to house
	<u>Business</u>	
	<u>Size</u>	Approximately 0.28 ac
	<u>Purpose</u>	Heating and cooling of house
	<u>Frequency</u>	

State of New Jersey  
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 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

<u>Type</u>	Conservation
<u>Description</u>	C-1 stream corridor
<u>Affect</u>	
<u>Viability</u>	
<u>Notes</u>	
<u>Type</u>	Other
<u>Description</u>	Utility
<u>Affect</u>	
<u>Viability</u>	
<u>Notes</u>	

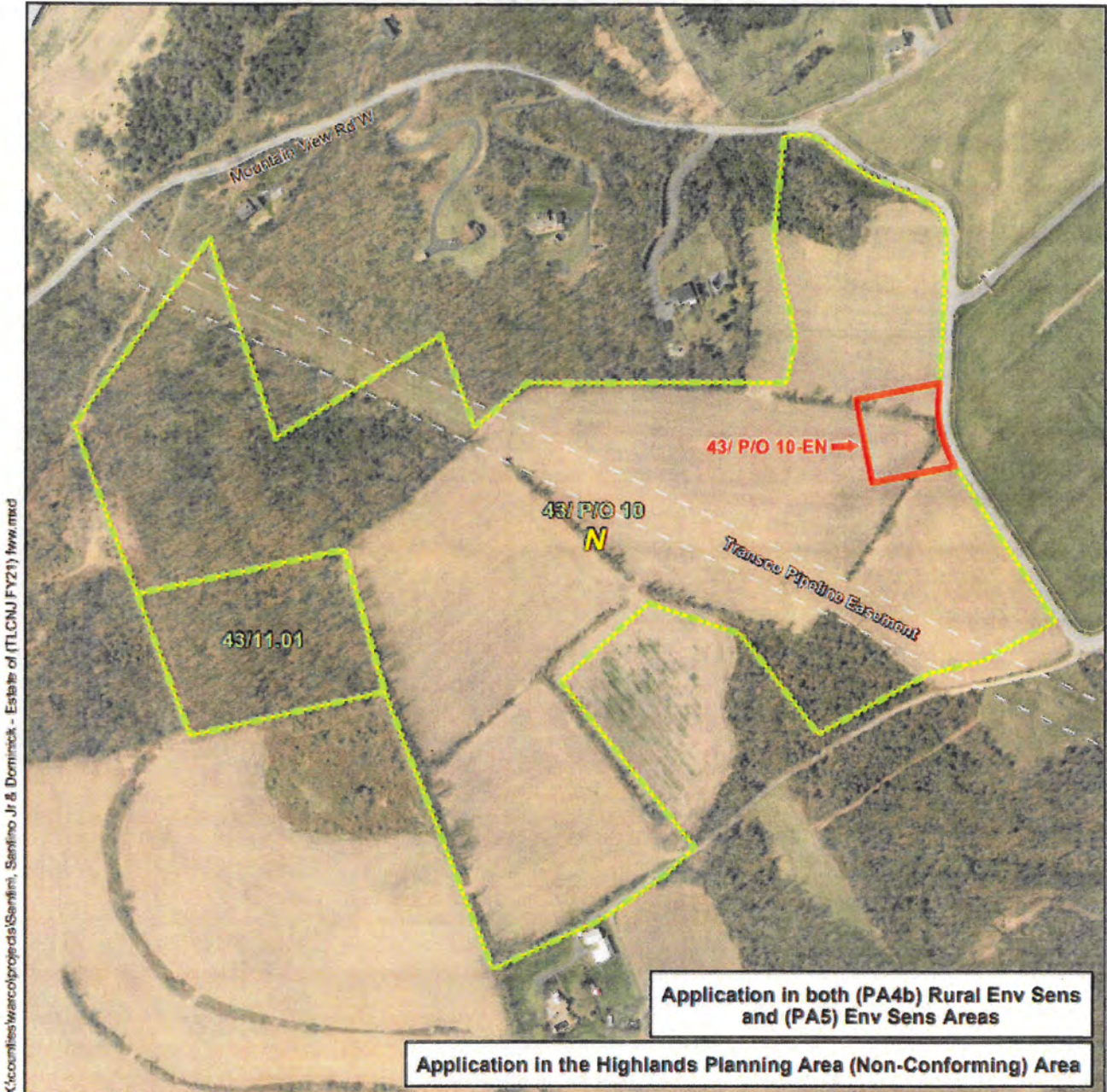
**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PAGb) Rural and Environmentally Sensitive  
 (PAS) Environmentally Sensitive

HIGHLANDS REGION     YES     NO  
 PINELANDS REGION     YES     NO

# Wetlands



X:\counties\warco\projects\Santini, Santino Jr & Dominick - Estate of (TLCNJ FY21) fww.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santini, Santino Jr. & Santini, Dominick - Estate of (TLCNJ FY 21)  
Block 43 Lots 11.01 (4.6 ac); P/O 10 (48.4 ac)  
& P/O 10-EN (non-severable exception - 1.0 ac)  
Gross Total = 54.0 ac  
Franklin Twp., Warren County

250 125 0 250 500 Feet

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

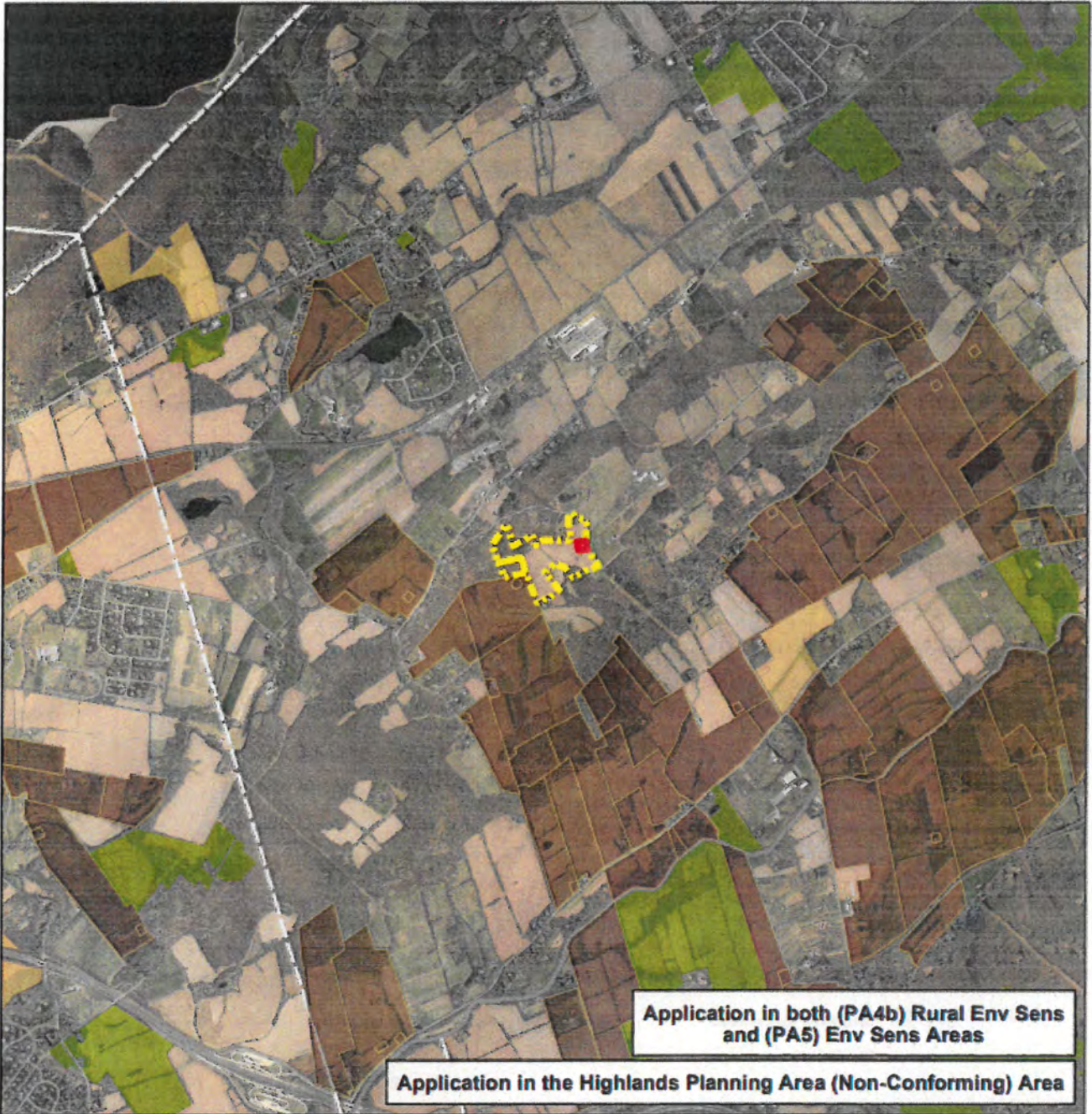
**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

- 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  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands

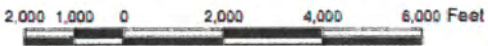
# Preserved Farms and Active Applications Within Two Miles

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santini, Santino Jr. & Santini, Dominick - Estate of (TLCNJ FY 21)  
Block 43 Lots 11.01 (4.6 ac); P/O 10 (48.4 ac)  
& P/O 10-EN (non-severable exception - 1.0 ac)  
Gross Total = 54.0 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 O/S & Recreation Easements

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

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

May 13, 2020

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Warren Franklin Twp. 2105  
 APPLICANT Santini, Santino Jr. & Santino, Dominick - Estate of (TLCNJ FY SADC ID # 21- 0052-NF)  
**Blocks and Lots** Gross Acres on Application 54  
 Franklin Twp. 2105 Block 43 Lot 11.01 4.6 ACRES  
 Franklin Twp. 2105 Block 43 Lot 10 49.4 ACRES

**Exceptions**

Exception Acres on Application 1

Acres	Reason	CARE Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Future single family residence				0	0
Location: Mar - Franklin Twp. Block:43 Lot:10 - Eastern edge of lot, along Mtn. View Rd., W Right to Farm Language will appear on the Deed. The Exception is Nonseverable. The Exception will be limited to 1 single family residential unit(s).						

**NET ACRES**

Net Acres on Application 53

**RESTRICTIONS / CONDITIONS NONE**

**APPLICATION ELIGIBILITY**

YES  NO

**MINIMUM ELIGIBILITY CRITERIA**

YES  NO

- 65 % Tillable 34.2 acres Tillable  YES  NO
- 65 % Soils Supporting Ag 34.2 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
- Additional Development via Development Credits  YES  NO

**SOILS:**

Other	19.00%	* 0	= 0
Prime	57.00%	* .15	= 8.55
Statewide	24.00%	* .1	= 2.4
<b>SOILS SCORE: 10.95</b>			

**TILLABLE SOILS:**

Cropland Harvested	65.00%	* .15	= 9.75
Woodlands	35.00%	* 0	= 0
<b>TILLABLE SOILS SCORE: 9.75</b>			

**MINIMUM RANK SCORE**

YES  NO

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC 65.59

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement 0  
 Existing Single Family Residential Unit(s) on Exception 0  
 Future Single Family Residential Unit(s) on Exception  
 Eligible RDSOs  
 Approved RDSOs

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

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

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain  
 Soybeans-Cash Grain

**SUBDIVISION OF THE PREMISES**

Status Preliminary Final Approval Scale  
 No Value Selected

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**

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

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

<u>Type</u>	Gas Lines
<u>Description</u>	Transco
<u>Affect</u>	
<u>Viability</u>	
<u>Notes</u>	

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

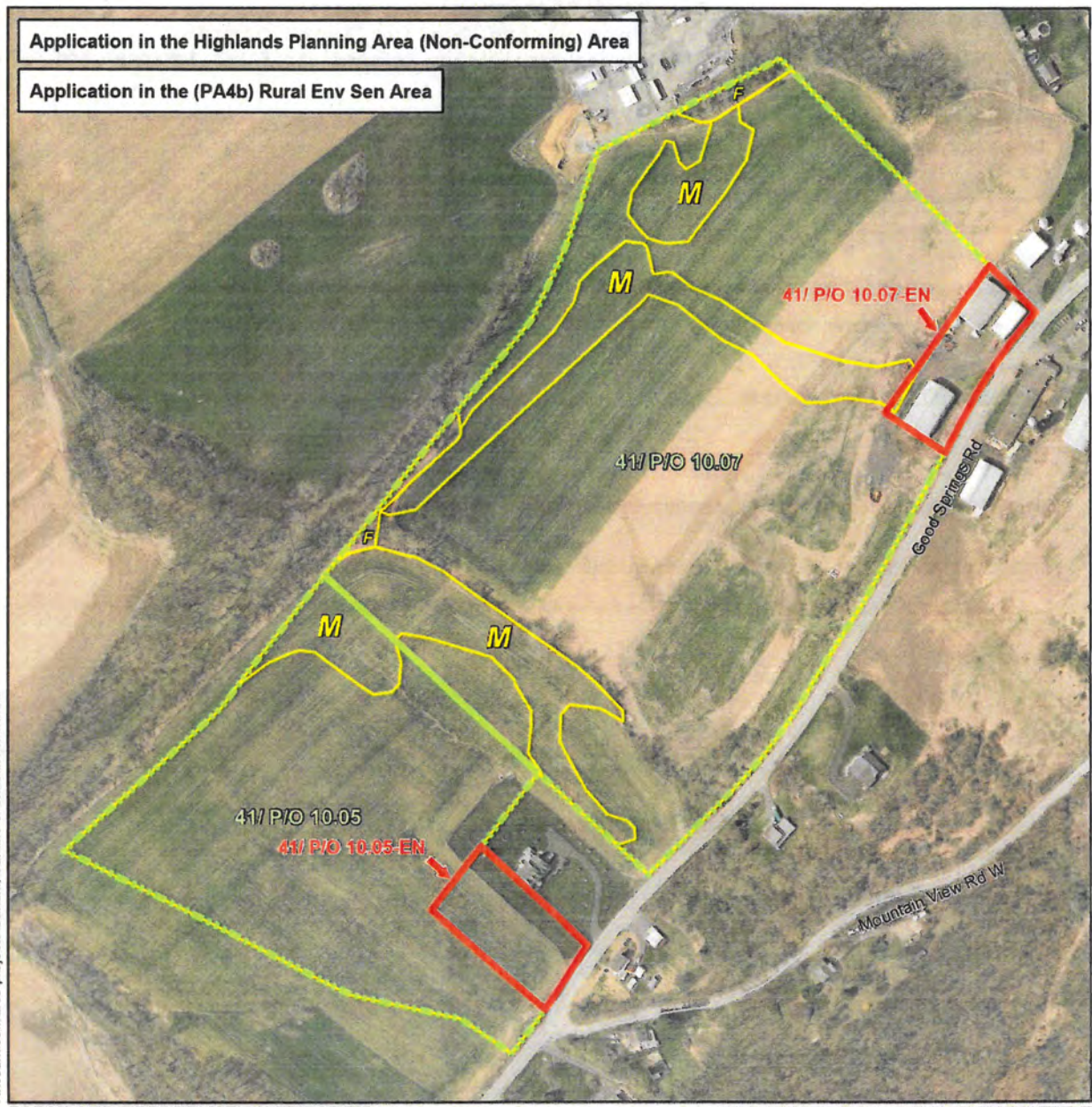
(P24b) Rural and Environmentally Sensitive  
 (P25) Environmentally Sensitive

**HIGHLANDS REGION**  YES  NO  
 Highlands Planning Area  
**PINELANDS REGION**  YES  NO

# Wetlands

Application in the Highlands Planning Area (Non-Conforming) Area

Application in the (PA4b) Rural Env Sen Area



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santini, Santino & Christine  
Block 41 Lots P/O 10.05 (10.1 ac);  
P/O 10.05-EN (non-severable exception - 1.0 ac);  
P/O 10.07 (26.3 ac) &  
P/O 10.07-EN (non-severable exception - 1.0 ac)  
Gross Total = 38.4 ac  
Franklin 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  
NJ Highlands Council Data  
NJOT/IGIS 2015 Digital Aerial Image

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



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

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

June 4, 2020



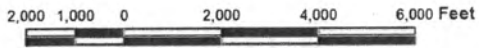
# Preserved Farms and Active Applications Within Two Miles

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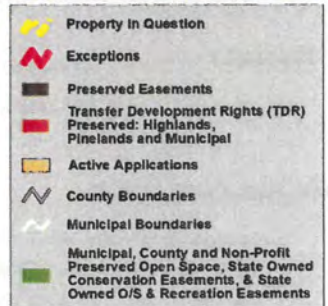


## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santini, Santino & Christine  
Block 41 Lots P/O 10.05 (10.1 ac);  
P/O 10.05-EN (non-severable exception - 1.0 ac);  
P/O 10.07 (26.3 ac) &  
P/O 10.07-EN (non-severable exception - 1.0 ac)  
Gross Total = 38.4 ac  
Franklin Twp., Warren County



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



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

June 4, 2020

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report

Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Warren Franklin Twp. 2105  
 APPLICANT Santini, Santino & Christine (TLCNJ FY21) SADC ID # '21- 0053-NP

**Blocks and Lots** Gross Acres on Application 38.4

Franklin Twp.	2105	Block 41	Lot 10.05	11.1	ACRES
Franklin Twp.	2105	Block 41	Lot 10.07	27.3	ACRES

**Exceptions**

Exception Acres on Application 2

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Existing buildings				0	0
Location: War - Franklin Twp. Block:41 Lot:10.07 - Around barns and silo The Exception will be limited to 0 single family residential unit(s). The Exception is Nonseverable.						
1	Future SFR				0	0
Location: War - Franklin Twp. Block:41 Lot:10.05 - Along Southeast corner of lot The Exception will be limited to 1 single family residential unit(s). The Exception is Nonseverable.						

**NET ACRES**

Net Acres on Application 36

**RESTRICTIONS / CONDITIONS NONE**

**APPLICATION ELIGIBILITY**

YES  NO

**MINIMUM ELIGIBILITY CRITERIA**

YES  NO

- 96 % Tillable 35.5 acres Tillable  YES  NO
- 96 % Soils Supporting Ag 35.5 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
  - Additional Development via Development Credits  YES  NO

**SOILS:**

Other	14.00%	* 0	= 0
Prime	1.00%	* .15	= .15
Statewide	85.00%	* .1	= 8.5
<b>SOILS SCORE: 8.65</b>			

**TILLABLE SOILS:**

Cropland Harvested	83.00%	* .15	= 12.45
Wetlands/Water	17.00%	* 0	= 0
<b>TILLABLE SOILS SCORE: 12.45</b>			

**MINIMUM RANK SCORE**

YES  NO

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC 62.69

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement 0  
 Existing Single Family Residential Unit(s) on Exception 0  
 Future Single Family Residential Unit(s) on Exception  
 Eligible RDSOs  
 Approved RDSOs

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

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain

**SUBDIVISION OF THE PREMISES**

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

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**

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

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

<u>Type</u>	Gas Lines
<u>Description</u>	Transco
<u>Effect</u>	
<u>Viability</u>	
<u>Notes</u>	

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA4b) Rural and Environmentally Sensitive

**HIGHLANDS REGION**     **YES**         **NO**

Highlands Planning Area  
 Conservation Land Use Capability Zone  
 Conservation Constrained Land Use Capability Zone

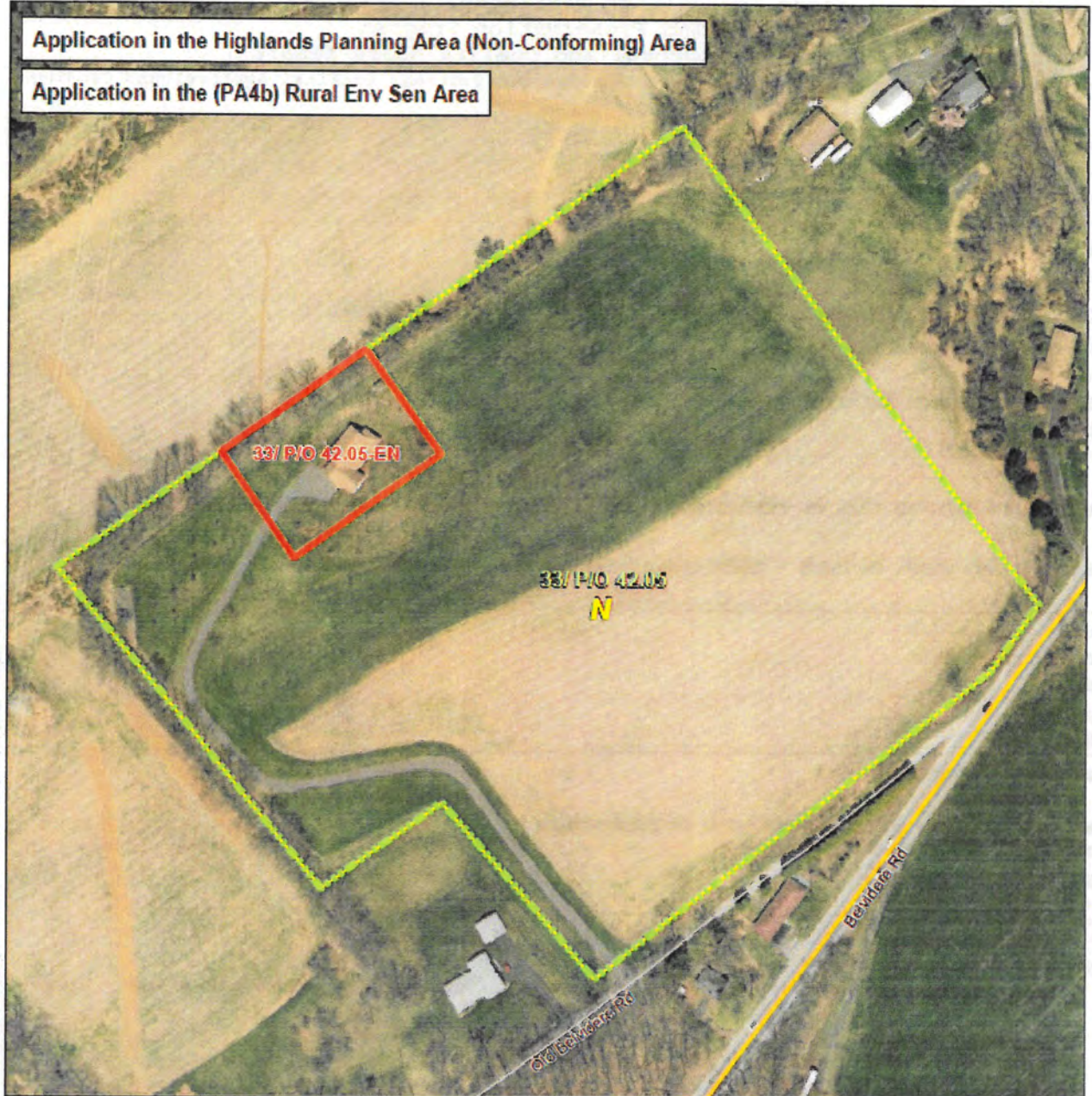
**PINELANDS REGION**     **YES**         **NO**

# Wetlands

Application in the Highlands Planning Area (Non-Conforming) Area

Application in the (PA4b) Rural Env Sen Area

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Stecker, Robert L. & Lynn (TLCNJ FY 21)  
Block 33 Lots P/O 42.05 (17.8 ac);  
& P/O 42.05-EN (non-severable exception - 1.0 ac)  
Gross Total = 18.8 ac  
Harmony Twp., Warren County

200 100 0 200 400 Feet

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

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



Wetlands Legend:  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
S - 500 Buffer  
W - Water

May 18, 2020

# Preserved Farms and Active Applications Within Two Miles

Application in the Highlands Planning Area (Non-Conforming) Area

Application in the (PA4b) Rural Env Sen Area

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Stecker, Robert L. & Lynn (TLCNJ FY 21)  
Block 33 Lots P/O 42.05 (17.8 ac);  
& P/O 42.05-EN (non-severable exception - 1.0 ac)  
Gross Total = 18.8 ac  
Harmony Twp., Warren County

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



-  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 ORS & Recreation Easements

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

May 16, 2020

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Warren Harmony Twp. 2110  
 APPLICANT Stecker, Robert L. & Lynn (TLCNJ FY21) SADC ID # 21- 0050-NP  
**Blocks and Lots** Gross Acres on Application 18.8  
 Harmony Twp. 2110 Block 33 Lot 42.05 18.8 ACRES  
**Exceptions** Exception Acres on Application 1

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Existing single family residence Location: War - Harmony Twp. Block: 33 Lot:42.05 - Northern edge of lot The Exception will be limited to 1 single family residential unit(s). The Exception is Nonseverable.				0	0

**NET ACRES** Net Acres on Application 18

**RESTRICTIONS / CONDITIONS NONE**

**APPLICATION ELIGIBILITY**  YES  NO

**MINIMUM ELIGIBILITY CRITERIA**  YES  NO

- 89 % Tillable 15.8 acres Tillable  YES  NO
- 89 % Soils Supporting Ag 15.8 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
  - Less Than 80% wetlands  YES  NO
  - Less Than 80% slopes of 15% or more  YES  NO
  - Additional Development via Development Credits  YES  NO

**SOILS:**  
 Other 65.00% \* 0 = 0  
 Statewide 35.00% \* .1 = 3.5  
**SOILS SCORE: 3.5**

**TILLABLE SOILS:**  
 Cropland Harvested 89.00% \* .15 = 13.35  
 Other 1.00% \* 0 = 0  
 Woodlands 10.00% \* 0 = 0  
**TILLABLE SOILS SCORE: 13.35**

**MINIMUM RANK SCORE**  YES  NO

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC 56.77

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement 0  
 Existing Single Family Residential Unit(s) on Exception 1  
 Future Single Family Residential Unit(s) on Exception  
 Eligible RDSOs  
 Approved RDSOs

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

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

**TYPE OF AGRICULTURAL OPERATION**

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

**SUBDIVISION OF THE PREMISES**

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

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**  
**\*\* NONE LOGGED \*\***

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

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

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

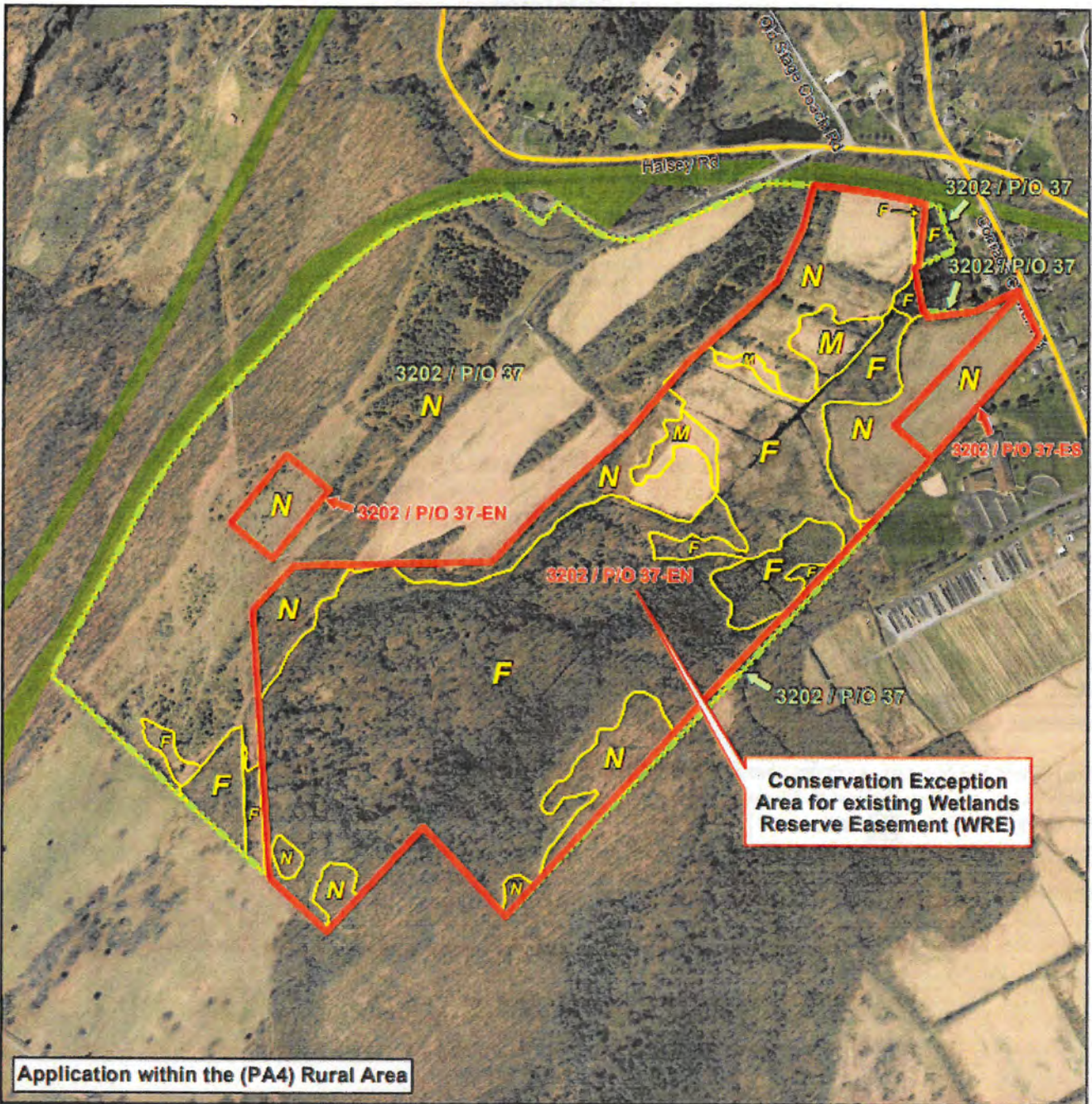
(PA4b) Rural and Environmentally Sensitive

**HIGHLANDS REGION**     **YES**     **NO**

Highlands Planning Area  
 Conservation Constrained Land Use Capability Zone

**PINELANDS REGION**     **YES**     **NO**

# Wetlands



X:\counties\stuscol\projects\Newton Land, LLC\fwv.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Newton Land, LLC (TLCNJ - FY21)  
Block 3202 Lots P/O 37 (79.2 ac);  
P/O 37-ES (severable exception - 3.4 ac) &  
P/O 37-EN (non-severable exceptions - 94.5 & 2.0 ac)  
Gross Total = 179.1 ac  
Hampton Twp., Sussex 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 products, 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
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

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

May 22, 2020



# Preserved Farms and Active Applications Within Two Miles

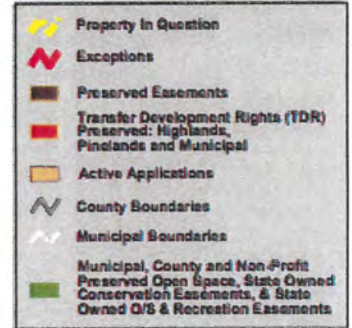
X:\counties\sussex\projects\Newton Land, LLC 2mile.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Newton Land, LLC (TLCNJ - FY21)  
 Block 3202 Lots P/O 37 (79.2 ac);  
 P/O 37-ES (severable exception - 3.4 ac) &  
 P/O 37-EN (non-severable exceptions - 94.5 & 2.0 ac)  
 Gross Total = 179.1 ac  
 Hampton Twp., Sussex County

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



Sources:  
NJ Farmland Preservation Program

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report

Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Sussex Hampton Twp. 1910  
 APPLICANT Newton Land LLC (TLCNJ FY 21) SADC ID # 19- 0023-NP  
**Blocks and Lots** Gross Acres on Application 179.1  
Hampton Twp. 1910 Block 3202 Lot 37 179.1 ACRES  
**Exceptions** Exception Acres on Application 99.9

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
94.5	WRE				0	0
Location: Sus - Hampton Twp. Block:3202 Lot:37 - Southeastern section of lot surrounding wetlands						
The Exception is Nonseverable.						
2	Future dwelling				0	0
Location: Sus - Hampton Twp. Block:3202 Lot:37 - Western side of lot						
The Exception will be limited to 1 single family residential unit(s).						
The Exception is Nonseverable.						
3.4	Future dwelling				0	-1
Location: Sus - Hampton Twp. Block:3202 Lot:37 - Northeast corner of lot						
Right to Farm Language will appear on the Deed.						
The Exception is Severable.						
The Exception will be limited to 1 single family residential unit(s).						

**NET ACRES** Net Acres on Application 79

**RESTRICTIONS / CONDITIONS NONE**

**APPLICATION ELIGIBILITY**

YES  NO

**MINIMUM ELIGIBILITY CRITERIA**

YES  NO

- 40 % Tillable 31.4 acres Tillable  YES  NO
- 40 % Soils Supporting Ag 31.4 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
  - Additional Development via Development Credits  YES  NO

**SOILS:**

Other	99.00%	* 0	= 0
Prime	1.00%	* .15	= .15

**SOILS SCORE: .15**

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

<b>TILLABLE SOILS:</b>	Cropland Harvested	40.00%	* .15	= 6
	Wetlands/Water	6.00%	* 0	= 0
	Woodlands	54.00%	* 0	= 0
				<b>TILLABLE SOILS SCORE: 6</b>

**MINIMUM RANK SCORE**                       **YES**                       **NO**

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC                      57.1

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement                      0  
 Existing Single Family Residential Unit(s) on Exception                      0  
 Future Single Family Residential Unit(s) on Exception  
 Eligible RDSOs  
 Approved RDSOs

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>As Use</u>	<u>Leased</u>	<u>Notes</u>
Other (Non Residence)	N	N	4 trailers for storage

**TYPE OF AGRICULTURAL OPERATION**    **\*\* NONE LOGGED \*\***

**SUBDIVISION OF THE PREMISES**

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

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**  
**\*\* NONE LOGGED \*\***

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

<u>Type</u>	Power Lines
<u>Description</u>	
<u>Affect</u>	
<u>Viability</u>	
<u>Notes</u>	
<u>Type</u>	Conservation
<u>Description</u>	WRE
<u>Affect</u>	
<u>Viability</u>	
<u>Notes</u>	
<u>Type</u>	Conservation
<u>Description</u>	EQUIP
<u>Affect</u>	
<u>Viability</u>	
<u>Notes</u>	

**ADDITIONAL CONCERNS/NOTES:**

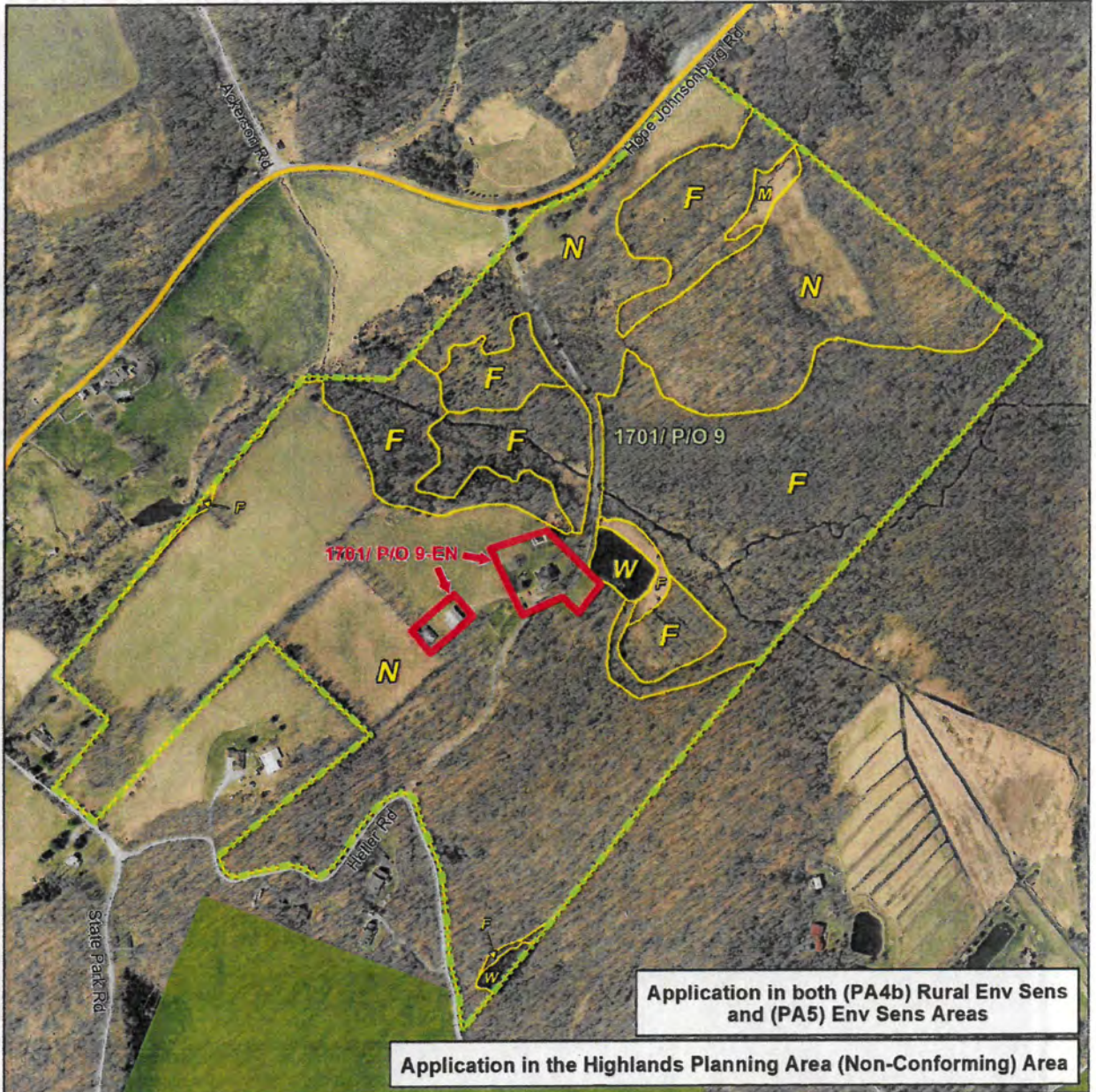
State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PM) Rural

HIGHLANDS REGION  YES  NO  
PINELANDS REGION  YES  NO

# Wetlands



X:\counties\warco\projects\schwartz, David A (TLCNJ FY21) fww.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Schwartz, David A. (TLCNJ FY21)  
Block 1701 Lots P/O 9 (115.6 ac);  
& P/O 9-EN (non-severable exceptions - 1.6 & 0.5 ac)  
Gross Total = 117.7 ac  
Frelinghuysen Twp., Warren County

500 250 0 500 1,000 Feet

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

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

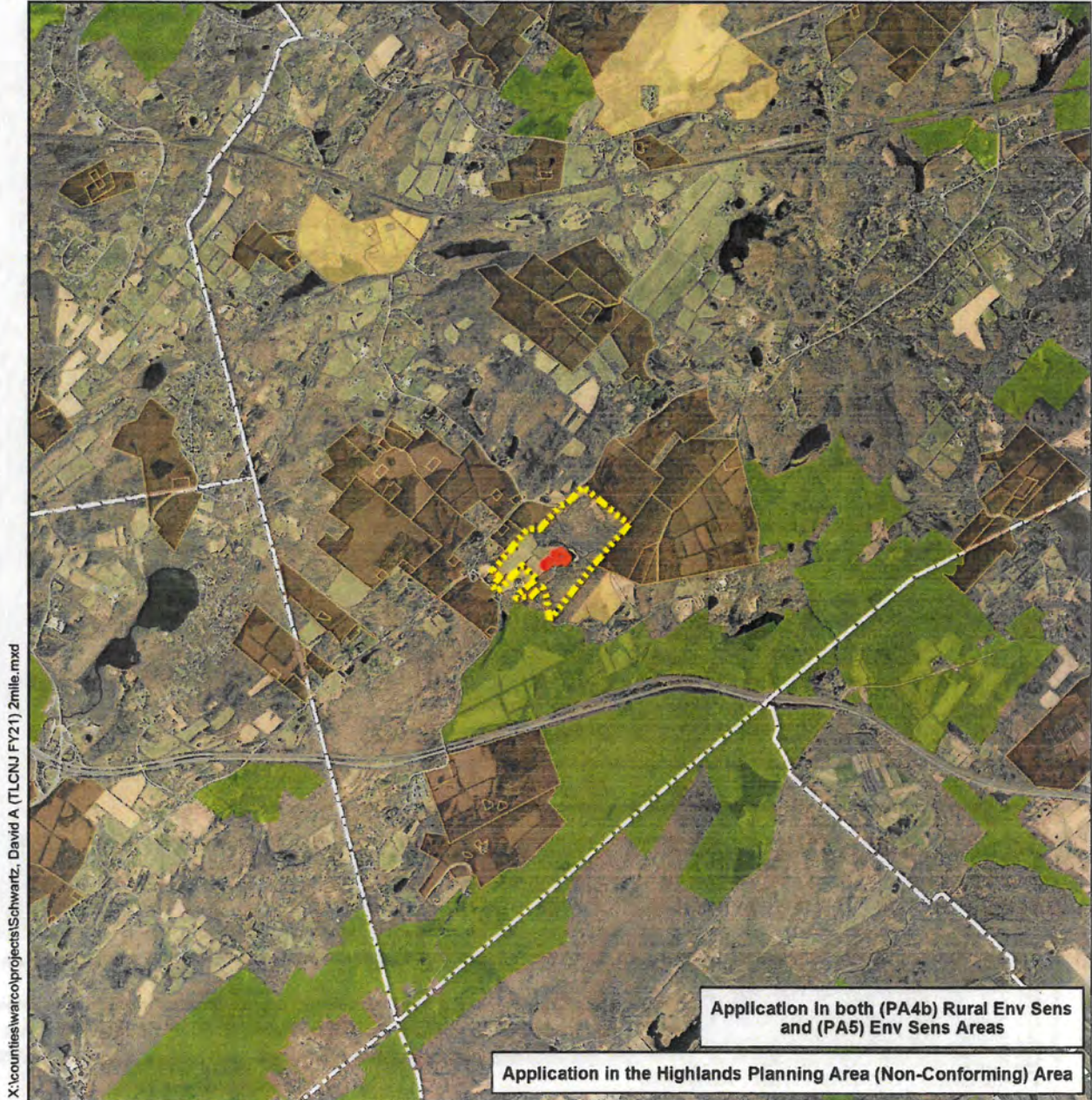
- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



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

May 14, 2020

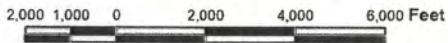
# Preserved Farms and Active Applications Within Two Miles



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Schwartz, David A. (TLCNJ FY21)  
Block 1701 Lots P/O 9 (115.6 ac);  
& P/O 9-EN (non-severable exceptions - 1.6 & 0.5 ac)  
Gross Total = 117.7 ac  
Frelinghuysen Twp., Warren County



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

Application in both (PA4b) Rural Env Sens and (PA5) Env Sens Areas

Application in the Highlands Planning Area (Non-Conforming) Area

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



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

May 15, 2020

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Warren Frelinghuysen Twp. 2106  
 APPLICANT Schwartz, David A. (TLCNJ FY 21) SADC ID # 21- 0051-NP  
**Blocks and Lots** Gross Acres on Application 117.7  
 Frelinghuysen Twp. 2106 Block 1701 Lot 9 117.7 ACRES  
**Exceptions** Exception Acres on Application 2.1

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1.6	existing single family residence and improvements				0	0
Location: War - Frelinghuysen Twp. Block:1701 Lot:9 - Center of lot Right to Farm Language will appear on the Deed. The Exception is Nonseverable. The Exception will be limited to 1 single family residential unit(s).						
.5	Flexibility of use		exception is restricted to zero (0) single family residences		0	0
Location: War - Frelinghuysen Twp. Block:1701 Lot:9 - South of larger exception around other buildings The Exception will be limited to 0 single family residential unit(s). The Exception is Nonseverable.						

**NET ACRES** Net Acres on Application 116

**RESTRICTIONS / CONDITIONS** NONE

**APPLICATION ELIGIBILITY**  YES  NO

**MINIMUM ELIGIBILITY CRITERIA**  YES  NO

24 % Tillable 28.1 acres Tillable  YES  NO

24 % Soils Supporting Ag 28.1 acres Supporting Ag  YES  NO

Development Potential?

Additional Development Possible  YES  NO

Sufficient Legal Access to Property  YES  NO

Additional Development via Development Credits  YES  NO

**SOILS:**

Other	62.00%	* 0	= 0
Prime	18.00%	* .15	= 2.7
Statewide	5.00%	* .1	= .5
Unique zero	15.00%	* 0	= 0

**SOILS SCORE: 3.2**

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

<b>TILLABLE SOILS:</b>	Cropland Harvested	24.00%	* .15	= 3.6
	Wetlands/Water	36.00%	* 0	= 0
	Woodlands	40.00%	* 0	= 0
				<b>TILLABLE SOILS SCORE: 3.6</b>

**MINIMUM RANK SCORE**  YES  NO

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC 54.89

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement 0  
 Existing Single Family Residential Unit(s) on Exception 1  
 Future Single Family Residential Unit(s) on Exception  
 Eligible RDSOs  
 Approved RDSOs

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

**TYPE OF AGRICULTURAL OPERATION**

Hay  
 General Livestock NEC Permanent pasture

**SUBDIVISION OF THE PREMISES**

Status Preliminary Final Approval Scale  
 No Value Selected

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**  
 \*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

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

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(FAMb) Rural and Environmentally Sensitive  
 (PAS) Environmentally Sensitive

**HIGHLANDS REGION**  YES  NO

Highlands Planning Area  
 Conservation Land Use Capability Zone  
 Conservation Constrained Land Use Capability Zone

**PINELANDS REGION**  YES  NO



# Wetlands

Note: The SWQS data is a line feature and only delineates the centerline of the stream. The 300-foot buffer should be from the bank of the stream. Depending on the width of the stream, much of the buffer area could be over water. Therefore, it is not recommended that 300-foot buffers be generated from this data set.

Conservation Easement  
(1.1 ac on Lot 17)

8- P/O 17-EN

8/ P/O 17  
N

Trail Easement  
367.0 sq ft

Application within the (PA5) Env Sens Area

Application in the Highlands Planning Area (Non-Conforming)

X:\counties\comco\projects\Milanese, Barbara (TLCNJFY21)\www.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Milanese, Barbara (TLCNJ - FY 21)  
Block 8 Lots P/O 17 (33.6 ac);  
& P/O 17-EN (non-severable exception - 1.73 ac)  
Gross Total = 35.2 ac  
Bedminster Twp., Somerset County

200 100 0 200 400 Feet

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

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- Property in Question
- DE - (non-Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Highways
- County Roads
- Municipal/Local Roads
- Stream found on Survey Map 2070 Dated 1983
- Conservation Easement
- 300' Buffer Category 1 Streams
- 300' Buffer Category 4 Streams
- 300' Buffer Area

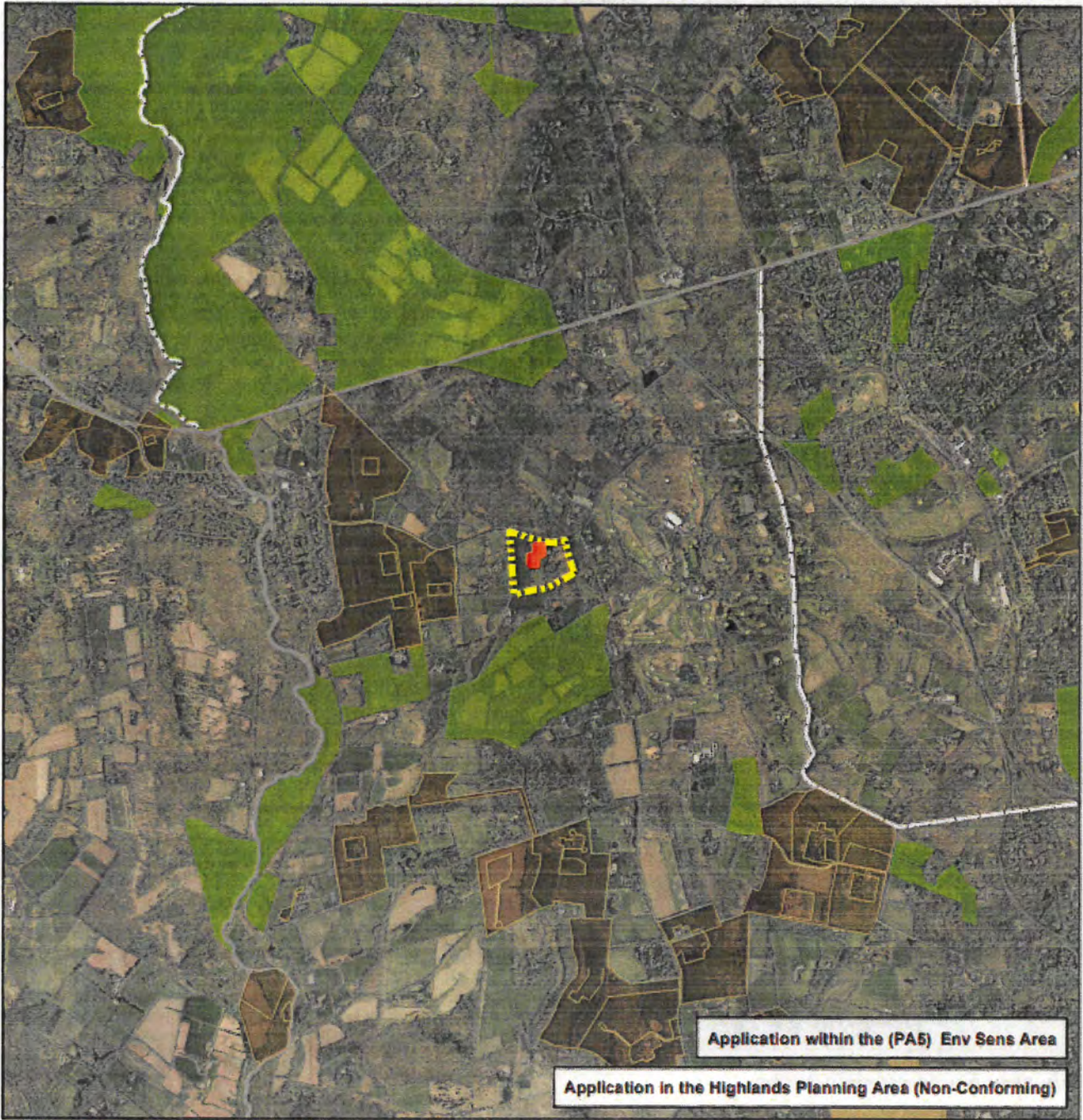


- Wetlands Legend:**
- F - Freshwater Wetlands
  - L - Lentic Wetlands
  - M - Wetlands Modified for Agriculture
  - T - Tidal Wetlands
  - N - Non-Wetlands
  - B - 300' Buffer
  - W - Water

Mar 05, 2020

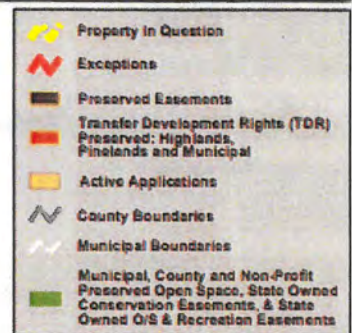
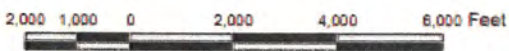
# Preserved Farms and Active Applications Within Two Miles

X:\counties\comcolor\projects\Milanese, Barbara (TLCNJ-FY21) 2mile.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Milanese, Barbara (TLCNJ - FY 21)  
Block 8 Lots P/O 17 (33.5 ac);  
& P/O 17-EN (non-severable exception - 1.73 ac)  
Gross Total = 35.2 ac  
Bedminster Twp., Somerset County



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

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

May 20, 2020

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Somerset Bedminster Twp. 1801  
 APPLICANT Milanese, Barbara (TLONJ FY 21) SADC ID # 18- 0015-NP  
 Gross Acres on Application 35.2  
**Blocks and Lots**  
 Bedminster Twp. 1801 Block 8 Lot 17 35.2 ACRES  
 Exception Acres on Application 1.73

**Exceptions**

Acres	Reason	CARE Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1.73	Surrounding SFR and other bldgs				0	0
Location: Sum - Bedminster Twp. Block:8 Lot:17 - North central area of lot around bldgs						
The Exception is Nonseverable.						

**NET ACRES** Net Acres on Application 33

**RESTRICTIONS / CONDITIONS NONE**

**APPLICATION ELIGIBILITY**

YES  NO

**MINIMUM ELIGIBILITY CRITERIA**

YES  NO

- 5E & Tillable 18.7 acres Tillable  YES  NO
- 5E & Soils Supporting Ag 18.7 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
  - Additional Development via Development Credits  YES  NO

**SOILS:**

Other	13.00%	* 0	= 0
Prime	1.00%	* .15	= .15
Statewide	86.00%	* .1	= 8.6

**SOILS SCORE: 8.75**

**TILLABLE SOILS:**

Cropland Harvested	56.00%	* .15	= 8.4
Other	11.00%	* 0	= 0
Woodlands	33.00%	* 0	= 0

**TILLABLE SOILS SCORE: 8.4**

**MINIMUM RANK SCORE**

YES  NO

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC 54.21

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report

Information subject to change/update as Application Proceeds to Final Approval and Closing

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	2
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

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

**TYPE OF AGRICULTURAL OPERATION**

Hay	
Deciduous Tree Fruit	Apples

**SUBDIVISION OF THE PREMISES**

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

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**  
\*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

<u>Type</u>	Other
<u>Description</u>	367sq ft access easement
<u>Affect</u>	
<u>Viability</u>	
<u>Notes</u>	Trail

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

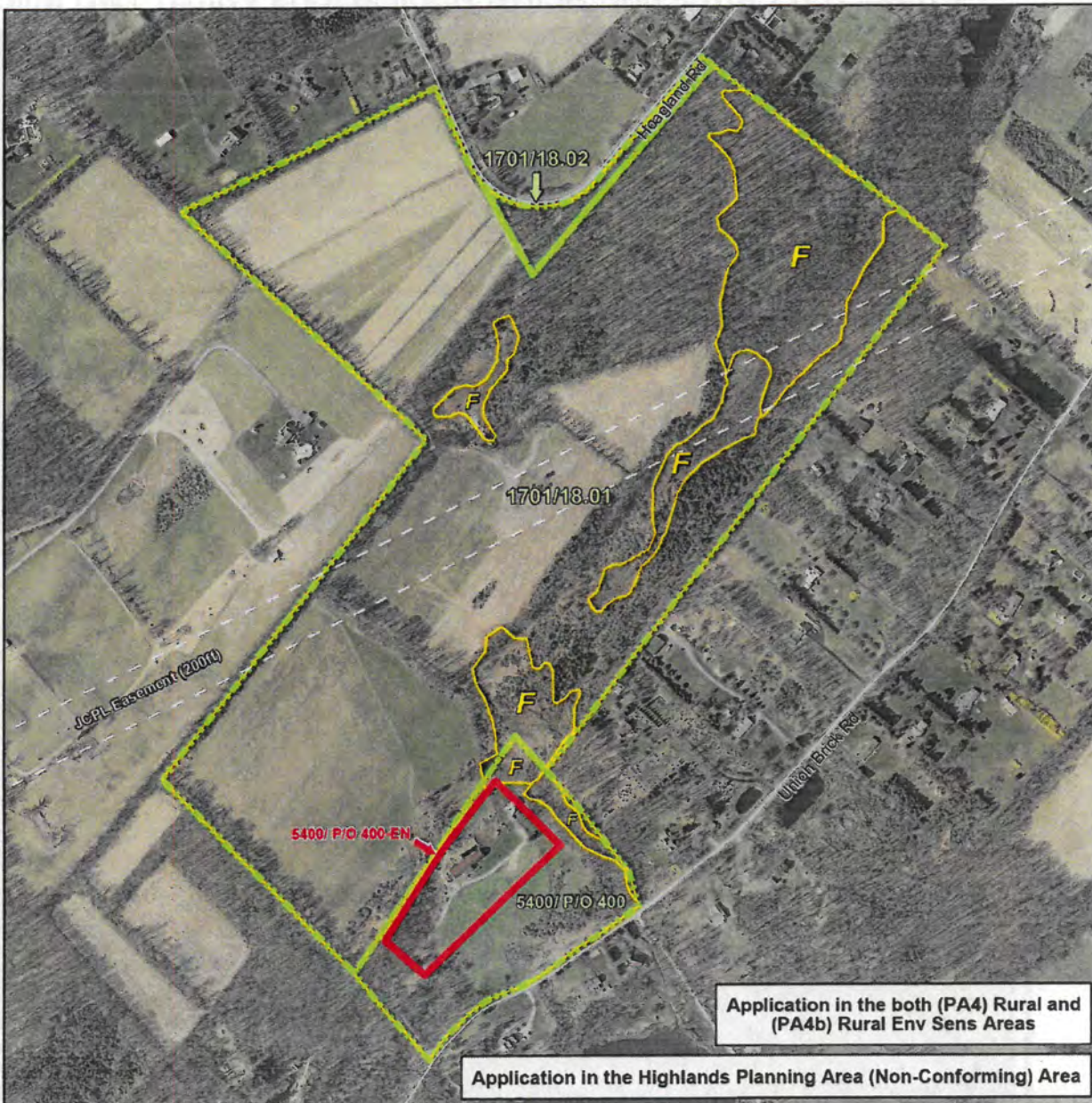
(PA5) Environmentally Sensitive

**HIGHLANDS REGION**     YES     NO

Highlands Planning Area  
 Conservation Land Use Capability Zone  
 Conservation Constrained Land Use Capability Zone

**PINELANDS REGION**     YES     NO

# Wetlands



X:\counties\warco\projects\Campgaw Club, LLC (TLCNJ FY21) fww.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Campgaw Club, LLC (TCLNJ FY21)  
Blairstown Twp. - Block 1701 Lots 18.01 (114.7 ac) & 18.02 (2.1 ac) &  
Hope Twp. - Block 5400 Lots P/O 400 (10.2 ac)  
& P/O 400-EN (non-severable exception - 4.8 ac)  
Gross Total = 131.8 ac  
Warren County



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

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Application in the both (PA4) Rural and (PA4b) Rural Env Sens Areas

Application in the Highlands Planning Area (Non-Conforming) Area

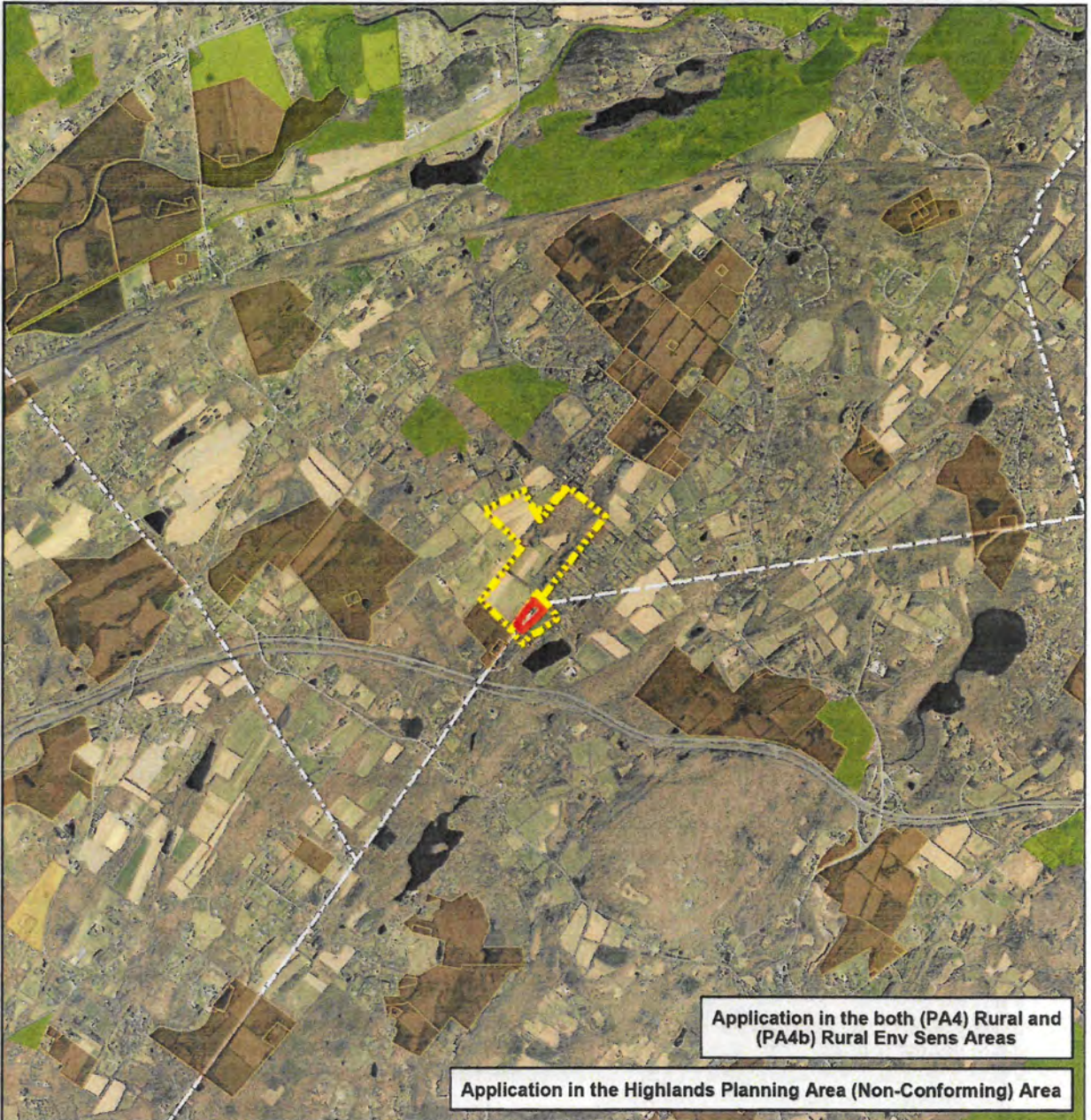
- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads



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

May 12, 2020

# Preserved Farms and Active Applications Within Two Miles



X:\counties\warco\projects\Campgaw Club, LLC (TLCNJ FY21) 2mile.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Campgaw Club, LLC (TCLNJ FY21)  
Blairstown Twp. - Block 1701 Lots 18.01 (114.7 ac) & 18.02 (2.1 ac) &  
Hope Twp. - Block 5400 Lots P/O 400 (10.2 ac)  
& P/O 400-EN (non-severable exception - 4.8 ac)  
Gross Total = 131.8 ac  
Warren County

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

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

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



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

May 12, 2020

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF	Warren	Hope Twp. 2111
APPLICANT	Campgaw Club LLC (TLCNJ FY 21)	SADC ID # 21- 0047-NP
		Gross Acres on Application 131.8
<b>Blocks and Lots</b>		
Hope Twp.	2111 Block 5400	Lot 400 15 ACRES
Blairstown Twp.	2104 Block 1701	Lot 1801 114.7 ACRES
Blairstown Twp.	2104 Block 1701	Lot 1802 2.1 ACRES
		Exception Acres on Application 4.8

**Exceptions**

Acres	Reason	CADR Justification	Restrictions	Negative Impact	SADC Impact	Total Score
4.8	Existing & future single family and improvements				0	0
Location: War - Hope Twp. Block:5400 Lot:400 - Around existing buildings						
The Exception will be limited to 2 single family residential unit(s).						
The Exception is Nonseverable.						

**NET ACRES**

Net Acres on Application 127

**RESTRICTIONS / CONDITIONS NONE**

**APPLICATION ELIGIBILITY**

YES  NO

**MINIMUM ELIGIBILITY CRITERIA**

YES  NO

- |   |                        |   |  |
|---|------------------------|---|--|
| <input type="checkbox"/> 46 % Tillable            | 59 acres Tillable      | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| <input type="checkbox"/> 46 % Soils Supporting Ag | 59 acres Supporting Ag | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| <input type="checkbox"/> Development Potential?   |                        |   |  |
| ■ Additional Development Possible                 |                        | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| ■ Sufficient Legal Access to Property             |                        | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| ■ Additional Development via Development Credits  |                        | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |

**SOILS:**

Other	93.00%	* 0	= 0
Unique zero	7.00%	* 0	= 0
<b>SOILS SCORE: 0</b>			

**TILLABLE SOILS:**

Cropland Harvested	46.00%	* .15	= 6.9
Wetlands/Water	15.00%	* 0	= 0
Woodlands	39.00%	* 0	= 0
<b>TILLABLE SOILS SCORE: 6.9</b>			

**MINIMUM RANK SCORE**

YES  NO

County's Average Score on Record	
70% County's Average Rank Score	
Quality Score of Application as determined by SADC	52.13

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement  
 Existing Single Family Residential Unit(s) on Exception  
 Future Single Family Residential Unit(s) on Exception  
 Eligible RDSOs  
 Approved RDSOs

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

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

**TYPE OF AGRICULTURAL OPERATION**

Agriculture Production Livestock

**SUBDIVISION OF THE PREMISES**

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

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**

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

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

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

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA4b) Rural and Environmentally Sensitive

**HIGHLANDS REGION**     **YES**     **NO**

Highlands Planning Area  
 Protection Land Use Capability Zone  
 Highlands Agricultural Resources Area  
 Highlands Agricultural Priority Area

**PINELANDS REGION**     **YES**     **NO**



# Wetlands

X:\count\silverpine\projects\Reuter, Lisa & Erich (TLCNJ FY21 - Silver Pine) \www.mxd



Application within the (PA 4) Rural Area

Application in the Highlands Planning Area (Non-Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Reuter, Lisa & Erich (TLCNJ FY21 - Silver Pine)  
Block 48 Lots 18.02 (15.5 ac); P/O 18 (16.0 ac)  
& P/O 14-EN (non-severable exception - 1.0 ac)  
Gross Total = 32.5 ac  
Frelinghuysen 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  
NJ Highlands Council Data  
NJOT/OGIS 2015 Digital Aerial Image

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

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

May 8, 2020

# Preserved Farms and Active Applications Within Two Miles



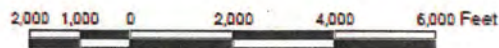
X:\counties\warrencoproj\Reuter, Lisa & Erich (TLCNJ FY21 - Silver Pine) 2miles.mxd

Application within the (PA 4) Rural Area

Application in the Highlands Planning Area (Non-Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Reuter, Lisa & Erich (TLCNJ FY21 - Silver Pine)  
Block 48 Lots 18.02 (15.5 ac); P/O 18 (16.0 ac)  
& P/O 14-EN (non-severable exception - 1.0 ac)  
Gross Total = 32.5 ac  
Frelinghuysen Twp., Warren County



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



Sources:  
NJ Farmland Preservation Program;  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJOTY0018 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

May 8, 2020

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF	Warren	Frelinghuysen Twp. 2106	
APPLICANT	Neuter, Lisa & Erich (TLCNJ FY 21)	SADC ID #	21- 0049-NP
<b>Blocks and Lots</b>		Gross Acres on Application	32.5
Frelinghuysen Twp.	2106 Block 46	Lot 16 17	ACRES
Frelinghuysen Twp.	2106 Block 48	Lot 18.02 15.5	ACRES
		Exception Acres on Application	1

**Exceptions**

Acres	Reason	CADD Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Existing single family residence and improvements				0	0
Location: War - Frelinghuysen Twp. Block:46 Lot:16 - Right to Farm Language will appear on the Deed. The Exception is Nonseverable. The Exception will be limited to 1 single family residential unit(s).						

**NET ACRES**

Net Acres on Application 32

**RESTRICTIONS / CONDITIONS NONE**

**APPLICATION ELIGIBILITY**

YES  NO

**MINIMUM ELIGIBILITY CRITERIA**

YES  NO

- 54 % Tillable 17.1 acres Tillable  YES  NO
- 54 % Soils Supporting Ag 17.1 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
  - Additional Development via Development Credits  YES  NO

**SOILS:** Other 100.00% \* 0 = 0 **SOILS SCORE: 0**

**TILLABLE SOILS:** Cropland Harvested 54.00% \* .15 = 8.1  
 Wetlands/Water 28.00% \* 0 = 0  
 Woodlands 18.00% \* 0 = 0  
**TILLABLE SOILS SCORE: 8.1**

**MINIMUM RANK SCORE**

YES  NO

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC 51.1



# Wetlands



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Giordano, Thomas & Melissa (TLCNJ FY 21)  
Block 601 Lots P/O 4 (34.8 ac); &  
P/O 4-EN (non-severable exceptions - 1.0 ac & 0.5 ac)  
Gross Total = 36.3 ac  
Frelinghuysen 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  
NJ Highlands Council Data  
NJOT/OGIS 2015 Digital Aerial Image

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

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

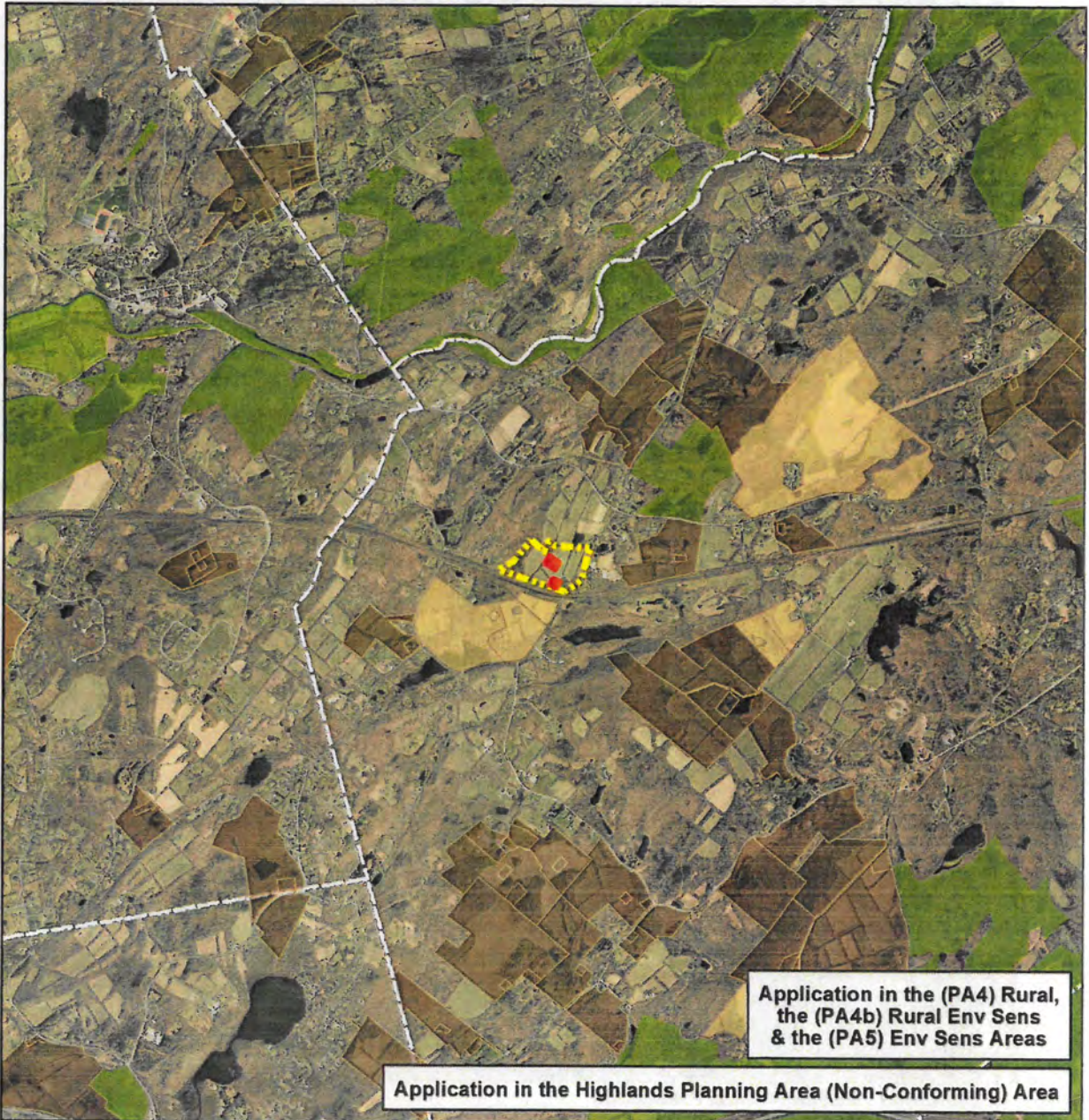


**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

June 4, 2020

# Preserved Farms and Active Applications Within Two Miles

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Giordano, Thomas & Melissa (TLCNJ FY 21)  
Block 601 Lots P/O 4 (34.8 ac); &  
P/O 4-EN (non-severable exceptions - 1.0 ac & 0.5 ac)  
Gross Total = 36.3 ac  
Frelinghuysen Twp., Warren County

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

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

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



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

June 4, 2020

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Warren Frelinghuysen Twp. 2106  
 APPLICANT Giordano, Thomas & Melissa (TLCNJ FY 21) SADC ID # 21- 0048-NP  
 Gross Acres on Application 36.3  
 Frelinghuysen Twp. 2106 Block 601 Lot 4 36.3 ACRES  
 Exception Acres on Application 1.5

**Blocks and Lots**

**Exceptions**

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Future Single Family Residence				0	0
Location: War - Frelinghuysen Twp. Block:601 Lot:4 - In the Northern central area of lot The Exception will be limited to 1 single family residential unit(s). The Exception is Nonseverable.						
.5	Future Single Family Residence				0	0
Location: War - Frelinghuysen Twp. Block:601 Lot:4 - along the Southeastern edge of lot The Exception is Nonseverable.						

**NET ACRES**

Net Acres on Application 35

**RESTRICTIONS / CONDITIONS NONE**

**APPLICATION ELIGIBILITY**

YES  NO

**MINIMUM ELIGIBILITY CRITERIA**

YES  NO

- 57 % Tillable 19.9 acres Tillable  YES  NO
- 57 % Soils Supporting Ag 19.9 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
- Additional Development via Development Credits  YES  NO

**SOILS:** Other 100.00% \* 0 = 0 **SOILS SCORE: 0**

**TILLABLE SOILS:** Cropland Harvested 57.00% \* .15 = 8.55  
 Woodlands 43.00% \* 0 = 0  
**TILLABLE SOILS SCORE: 8.55**

**MINIMUM RANK SCORE**

YES  NO

County's Average Score on Record  
 70% County's Average Rank Score  
 Quality Score of Application as determined by SADC 48.16

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report

Information subject to change/update as Application Proceeds to Final Approval and Closing

**HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement 0  
Existing Single Family Residential Unit(s) on Exception 0  
Future Single Family Residential Unit(s) on Exception  
Eligible RDSOs  
Approved RDSOs

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

**TYPE OF AGRICULTURAL OPERATION**

Hay

**SUBDIVISION OF THE PREMISES**

Status Preliminary Final Approval Scale  
No Value Selected

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**

\*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

<u>Type</u>	Power Lines
<u>Description</u>	
<u>Affect</u>	
<u>Visibility</u>	
<u>Notes</u>	

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA4) Rural  
(PA4b) Rural and Environmentally Sensitive  
(PA5) Environmentally Sensitive

**HIGHLANDS REGION**  YES  NO

Highlands Planning Area  
Conservation Constrained Land Use Capability Zone

**PINELANDS REGION**  YES  NO



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2021R9(4)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**SALEM COUNTY**  
for the  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of Stimpson, Donald ("Owner")**  
**SADC ID#17-0221-PG**  
**Upper Pittsgrove Township, Salem County**  
**N.J.A.C. 2:76-17 et seq.**

**SEPTEMBER 24, 2020**

WHEREAS, on July 15, 2019, it was determined that the application for the sale of a development easement for the subject farm identified as Block 42, Lot 8, and Block 43, Lot 4, Upper Pittsgrove Township, Salem County, totaling approximately 39.86 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

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

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

WHEREAS, the Property includes no exception areas, resulting in approximately 39.86 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:

- 1) One (1) existing single-family residential unit
- 2) Zero (0) agricultural labor units
- 3) No pre-existing non-agricultural uses; and

WHEREAS, there is one dilapidated and uninhabitable former residence on the Premises that is only used for storage. This residence will not be considered an existing single-family residence on the farm to be preserved. The structure may be demolished or utilized for agricultural uses, but cannot be renovated or relocated on the Premises for residential purposes; and

WHEREAS, at the time of application, the Premises was in Christmas tree production; and

WHEREAS, the Property has a quality score of 73.22 which exceeds 48, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 27, 2020, the SADC certified a development easement value of \$7,100 per acre based on zoning and environmental regulations in place as of the current valuation date November 19, 2019; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$7,100 per acre for the development easement for the Premises; and

WHEREAS, on April 22, 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 July 21, 2020, the Upper Pittsgrove Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 22, 2020, the Salem County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on May 6, 2020, the Salem County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$2,650 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 41.06 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 41.06 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$182,717	(\$4,450/acre)
<u>County</u>	<u>\$108,809</u>	<u>(\$2,650/acre)</u>
Total Easement Purchase	\$291,526	(\$7,100/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting \$182,717 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 Premises, comprising approximately 41.06 net easement acres, at a State cost share of \$4,450 per acre, (62.68% of certified easement value and purchase price), for a total grant of approximately \$182,717 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 Premises to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
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.

9/24/2020

Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

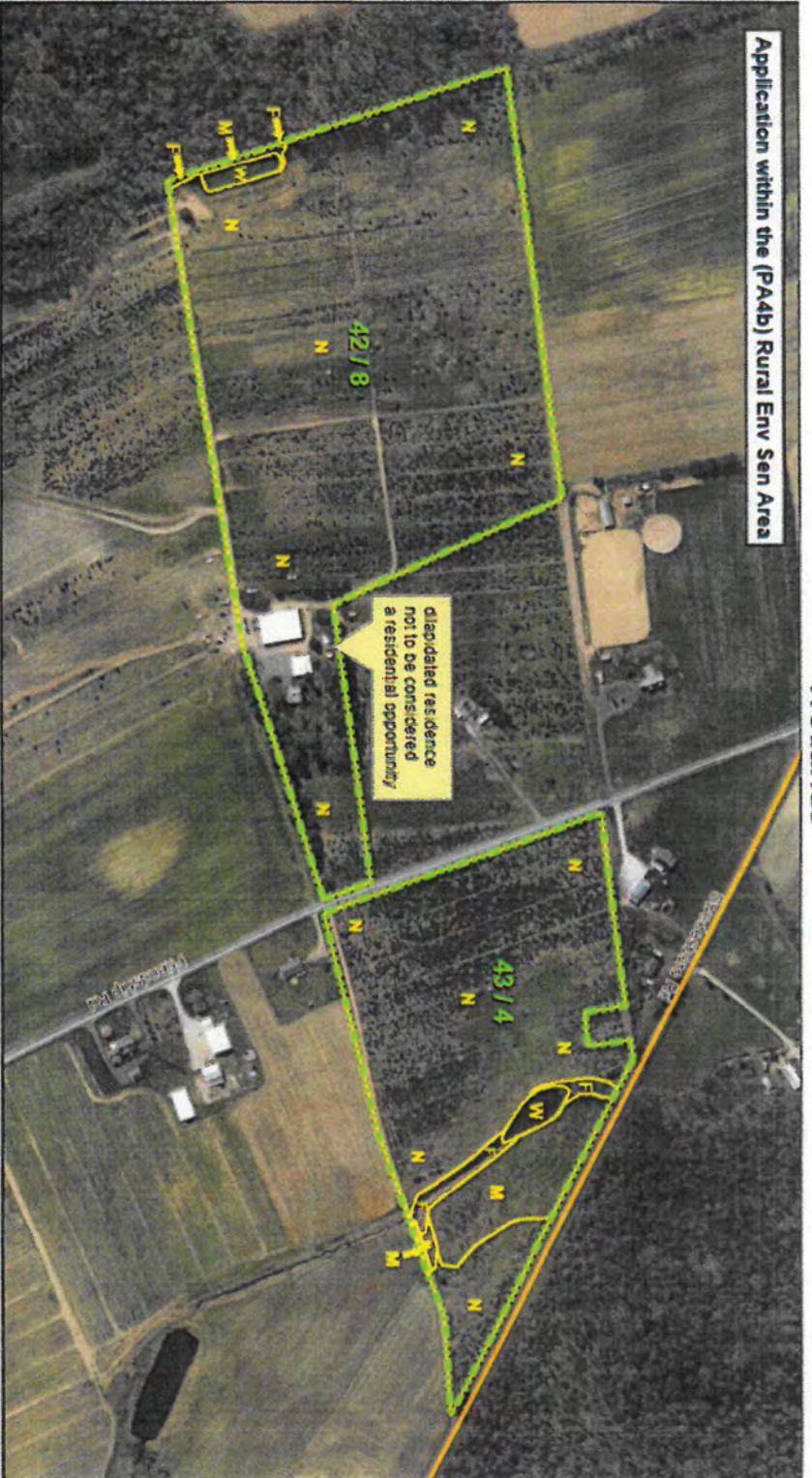
Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	ABSENT
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	ABSENT
Brian Schilling (rep. Executive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



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Application within the (PA4b) Rural Env Sen Area

Wetlands

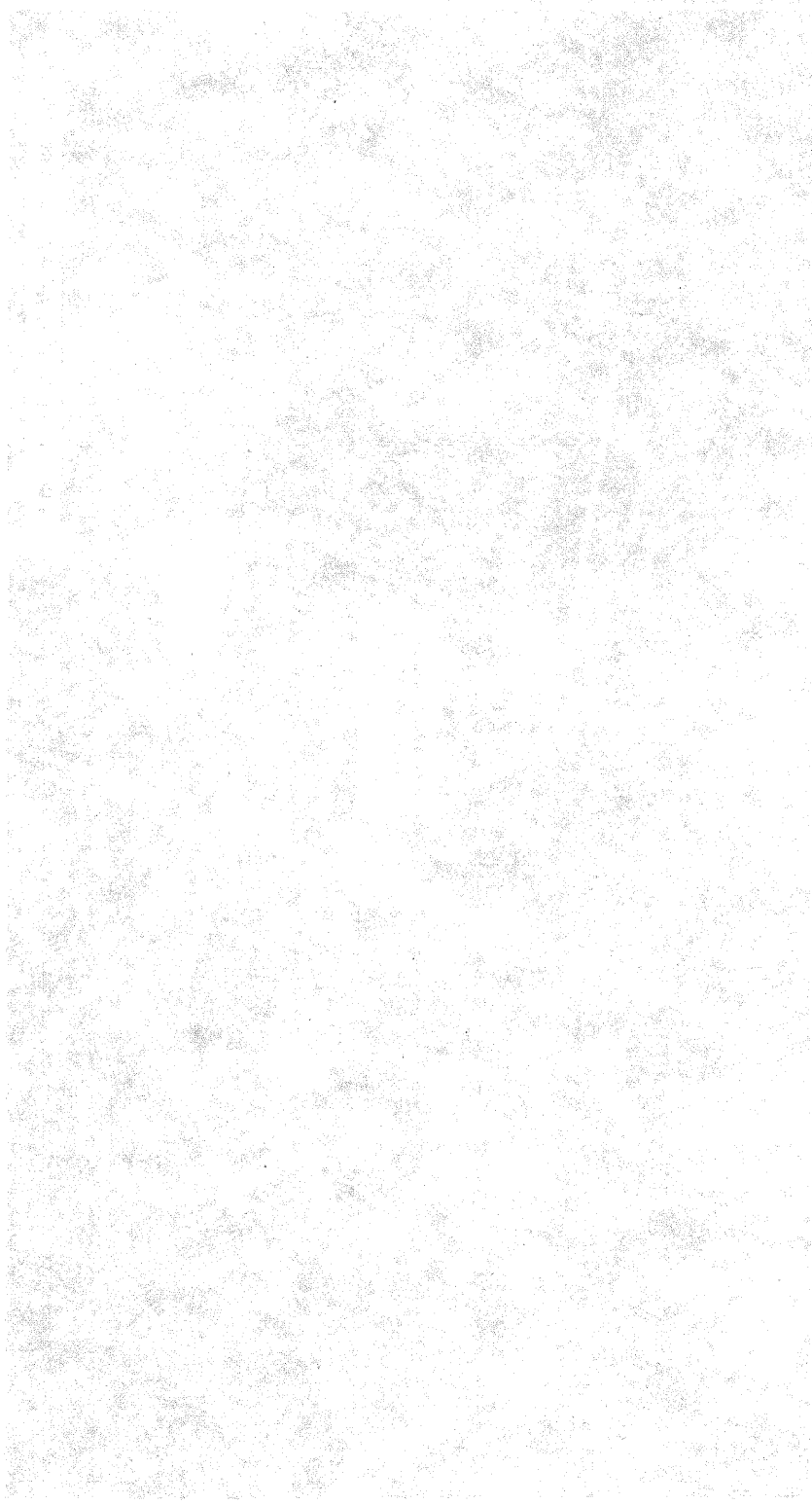


**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Stimpson, Donald  
 Block 42 Lot 8 (25.35 ac)  
 Block 43 Lot 4 (14.51 ac)  
 Gross Total - 39.86 ac  
 Upper Pittsgrove Twp, Salem County

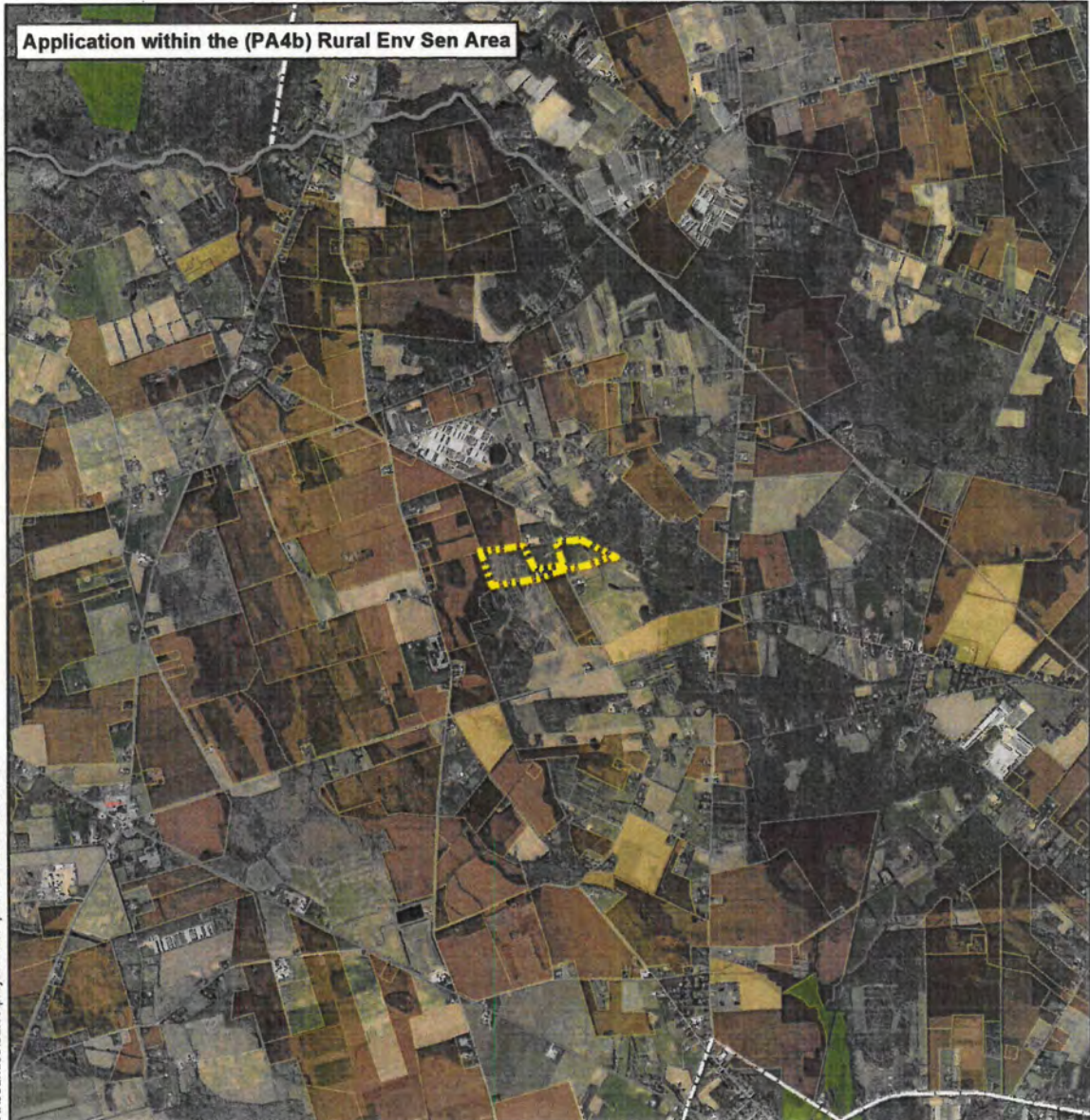


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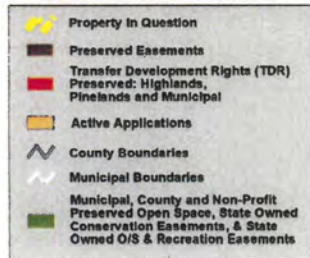
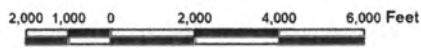
# Preserved Farms and Active Applications Within Two Miles



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

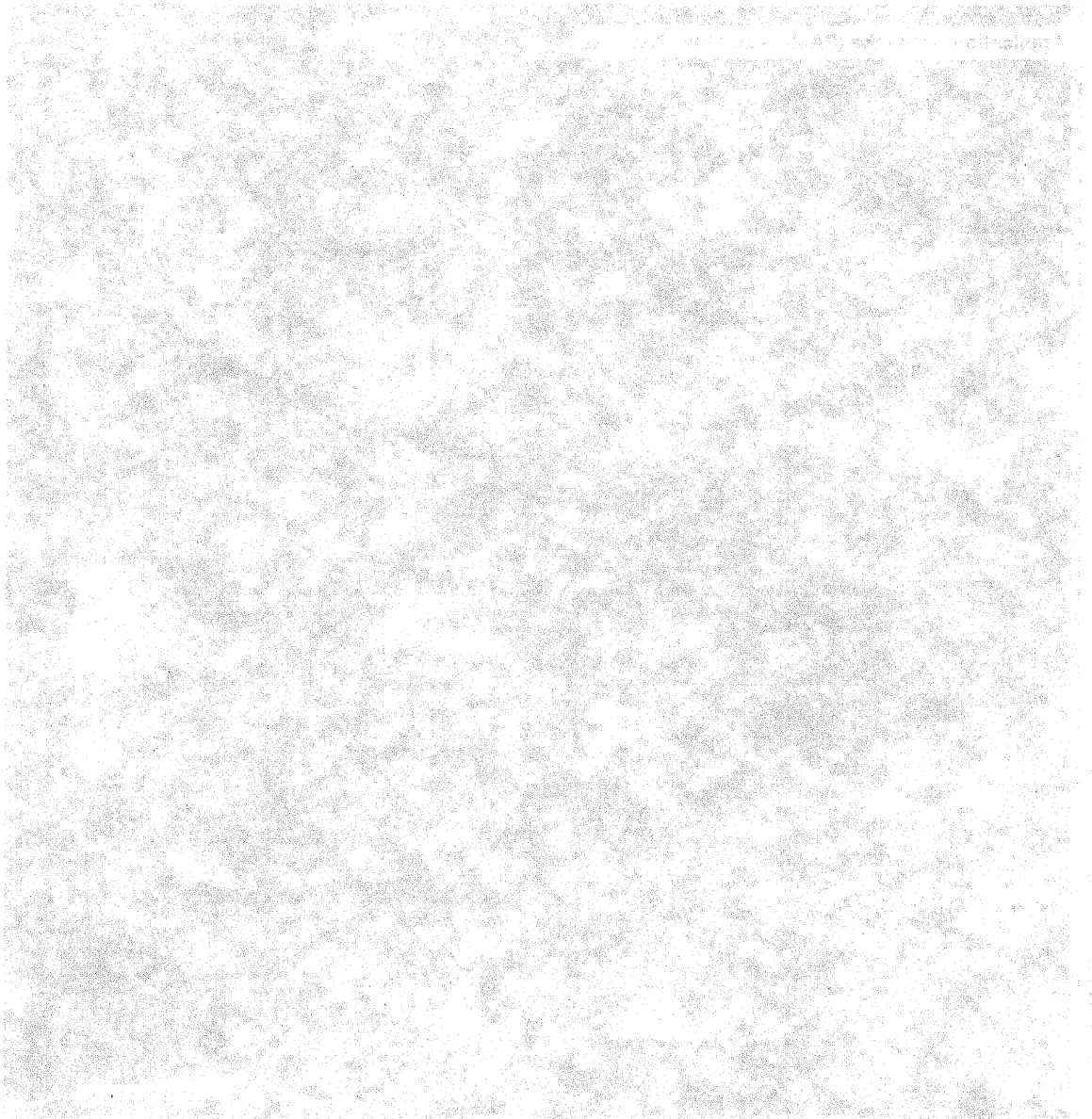
Stimpson, Donald  
Block 42 Lot 8 (25.35 ac)  
Block 43 Lot 4 (14.51 ac)  
Gross Total - 39.86 ac  
Upper Pittsgrove Twp. Salem County



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

June 17, 2019



1. The first part of the paper discusses the importance of maintaining accurate records of patient care. This is particularly true in the case of chronic diseases where long-term monitoring is essential. The author emphasizes that these records should be comprehensive, including not only medical history but also social and psychological factors that may influence the patient's health.

2. The second part of the paper addresses the role of the physician in the management of chronic diseases. It argues that the physician should act as a guide and educator, helping the patient understand their condition and the importance of adherence to treatment. This approach is more effective than simply prescribing medication without providing the necessary context and support.

3. The third part of the paper discusses the importance of patient education and self-management. It suggests that patients should be encouraged to take an active role in their own care, learning to recognize symptoms and manage their condition in a way that fits their lifestyle. This can lead to better long-term outcomes and a reduced need for medical intervention.

4. The fourth part of the paper discusses the importance of interdisciplinary collaboration. It argues that the management of chronic diseases often requires the input of various professionals, including nurses, dietitians, and social workers. A coordinated team approach is essential for providing the most comprehensive and effective care.

5. The fifth part of the paper discusses the importance of research in the management of chronic diseases. It calls for more studies that focus on the long-term effects of different treatment strategies and the role of patient education and self-management. This research is crucial for developing evidence-based guidelines for the management of these conditions.





State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Stimpson, Donald  
17- 0221-PG  
County PIG Program  
40 Acres

Block 42	Lot 8	Upper Pittsgrove Twp. Salem County			
Block 43	Lot 4	Upper Pittsgrove Twp. Salem County			
<b>SOILS:</b>		Local	1%	.05	= .05
		Prime	76%	.15	= 11.40
		Statewide	22%	.1	= 2.20
					<b>SOIL SCORE: 13.75</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	100%	.15	= 15.00
					<b>TILLABLE SOILS SCORE: 15.00</b>

**FARM USE:**

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions:
    1. There is one dilapidated, uninhabitable former residence on the property that we've been informed is used for storage only. This residence will not be considered an existing single family residence on the farm to be preserved. The structure may be demolished or utilized for agricultural uses, but cannot it may not be renovated or relocated on the preserved land.
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
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 FY2021R9(5)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**BURLINGTON COUNTY**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of Allen, Edward W. (Pointville) ("Owner")**  
**SADC ID# 03-0434-PG**  
**Pemberton Township, Burlington County**  
**N.J.A.C. 2:76-17 et seq.**

**SEPTEMBER 24, 2020**

WHEREAS, on September 17, 2019 it was determined that the application for the sale of a development easement for the subject farm identified as Block 812, Lot 5.05, Pemberton Township, Burlington County, totaling approximately 30 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

WHEREAS, the 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 East Project Area and in the Pinelands Agricultural Production Area; and

WHEREAS, the original application included one (1) approximately 2-acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses; and

WHEREAS, in preparation for final approval, the landowner requested to relocate and reduce the size of the non-severable exception area to 1.7 acres resulting in approximately 28.3 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, it is the opinion of the SADC staff Review Appraiser that this change does not impact the SADC certified value; 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 limited to one (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 Premises outside the exception area includes:

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





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

WHEREAS, the Property has a quality score of 66.78 which exceeds 48, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and; and

WHEREAS, the New Jersey Pinelands Commission Letter of Interpretation #2177 allocated 1.25 Pinelands Development Credits ("PDCs") to Block 812, Lot 5.05; and

WHEREAS, as a result of the conveyance of the deed of easement to the County, the 1.25 PDCs will be retired; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 27, 2020 the SADC certified a development easement value of \$2,000 per acre and a fee simple value of \$5,500 per acre based on zoning and environmental regulations in place as of the current valuation date September 23, 2019; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-19.3, on December 12, 2019 the SADC issued a Pinelands Formula Valuation Certification of \$3,061 per acre without the impervious cover option and \$3,443 with the 10% impervious cover option; and

WHEREAS, the Formula takes into consideration the PDCs for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and

WHEREAS, N.J.A.C. 2:76-19.4 provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$5,500 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.14, the Owner accepted the County's offer of \$3,443 per acre with the 10% impervious cover option for the development easement for the Premises which is higher than the certified development easement value, but less than 80 percent of the fee simple market value; and

WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover, or approximately 2.83 acres, available for the construction of agricultural infrastructure on the Premises outside of the exception area; and

WHEREAS, on July 29, 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 September 18, 2019, the Pemberton Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 9, 2020, the Burlington County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 9, 2020, the Burlington County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$3,443 per acre for the local cost share for the pre-acquisition of the development easement; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 29.149 acres will be utilized to calculate the grant need; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 29.149 net acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$71,875.60	(\$2,465.80/acre)
<u>Burlington County</u>	<u>\$28,484.40</u>	<u>(\$977.20/acre)</u>
Total Easement Purchase	\$100,360	(\$3,443/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting \$71,875.60 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 Premises, comprising approximately 29.149 net easement acres, at a State cost share of \$2,465.80 per acre, (72% of Formula value and purchase price), for a total grant of approximately \$71,875.60 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 Premises to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
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.

9/24/2020

Date



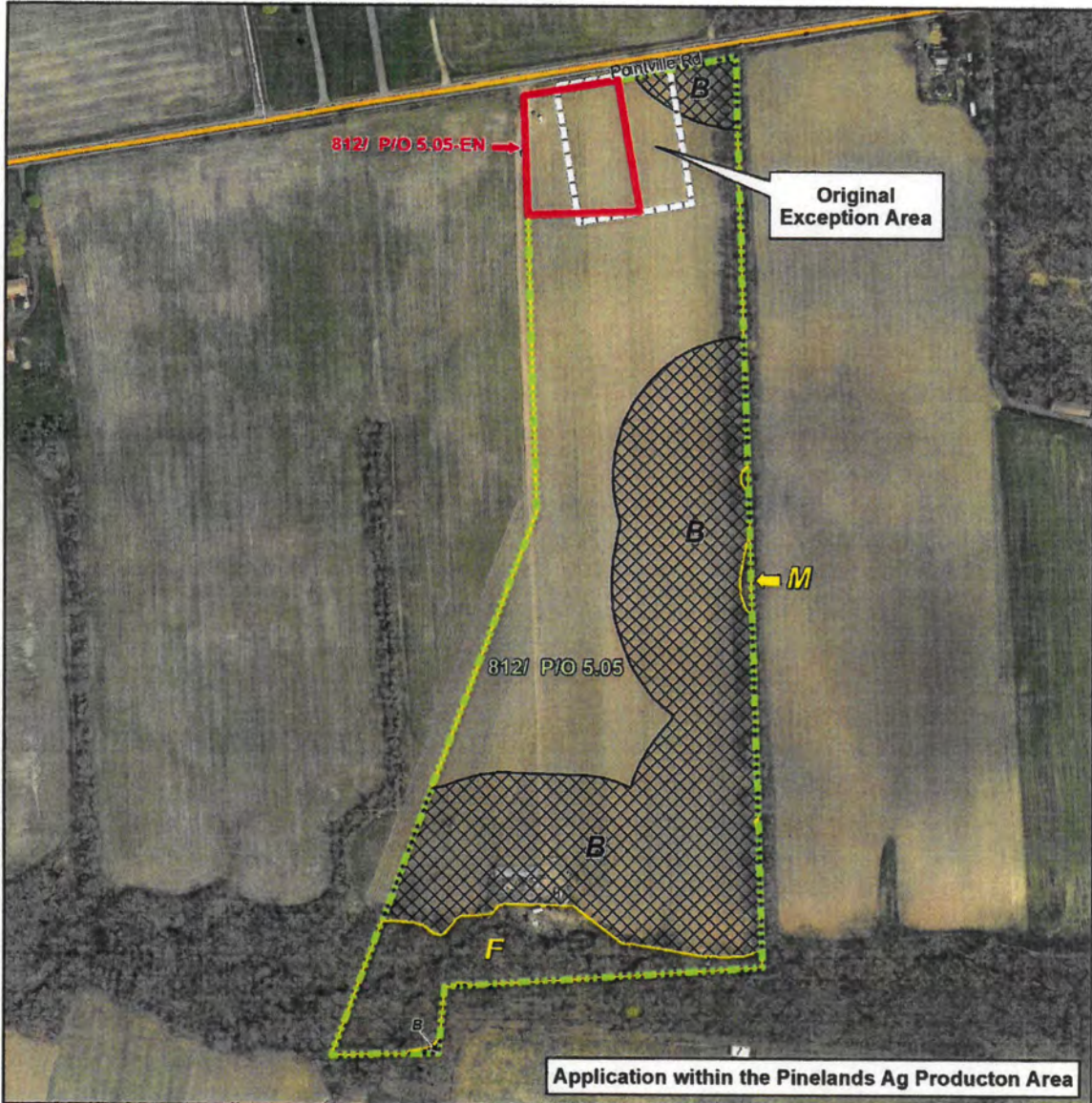
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

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



# Wetlands



X:\counties\burco\projects\Allen, Edward W (Pointville) fhw 2.mxd

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

Allen, Edward W. (Pointville)  
Block 812 Lots P/O 5.05 (28.6 ac);  
& P/O 5.05-EN (non-severable exception - 1.7 ac)  
Gross Total - 30.3 ac  
Pemberton Twp., Burlington County



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

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

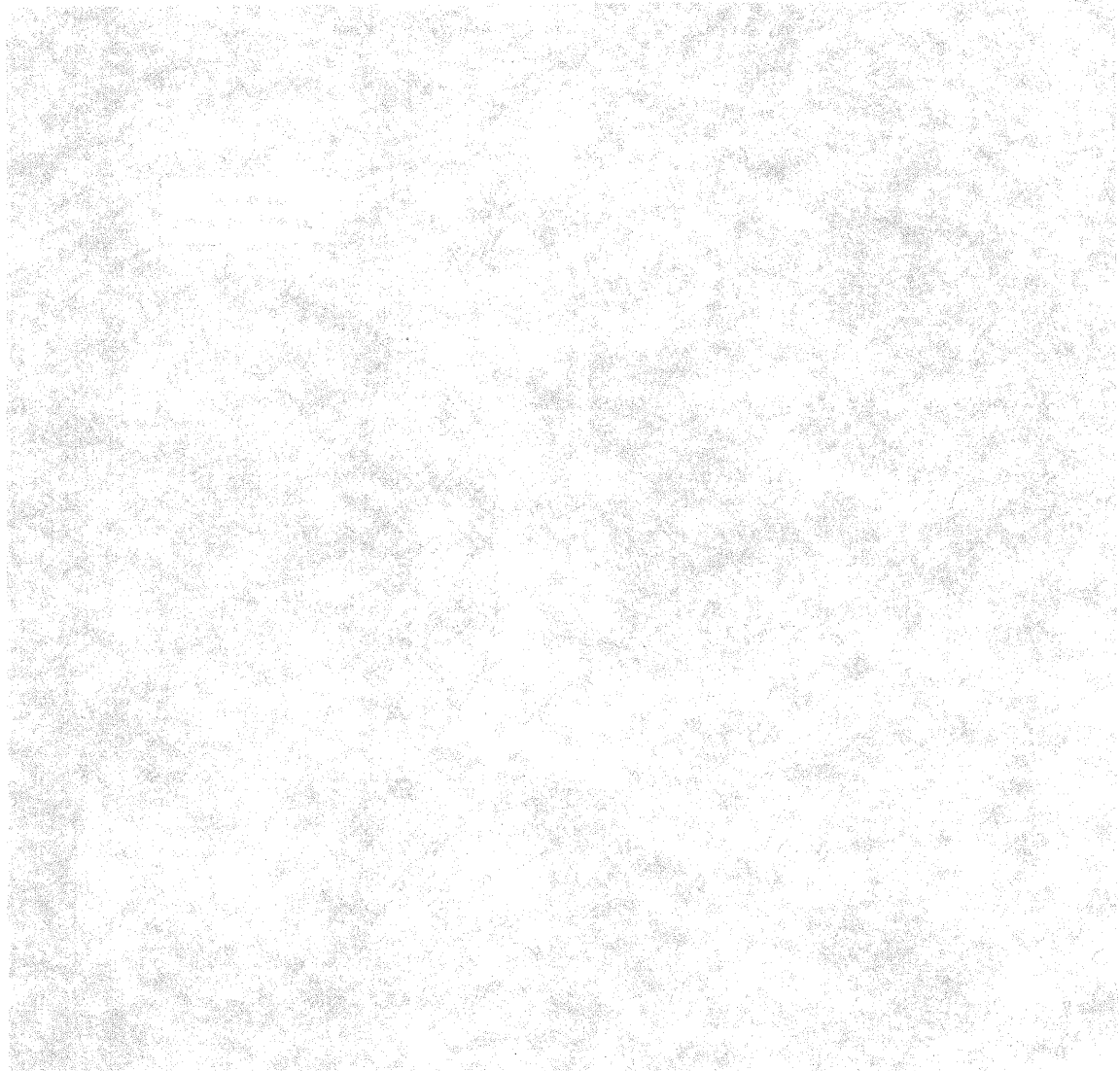
- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- 300 ft Buffered Wetlands
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads



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

September 2, 2020

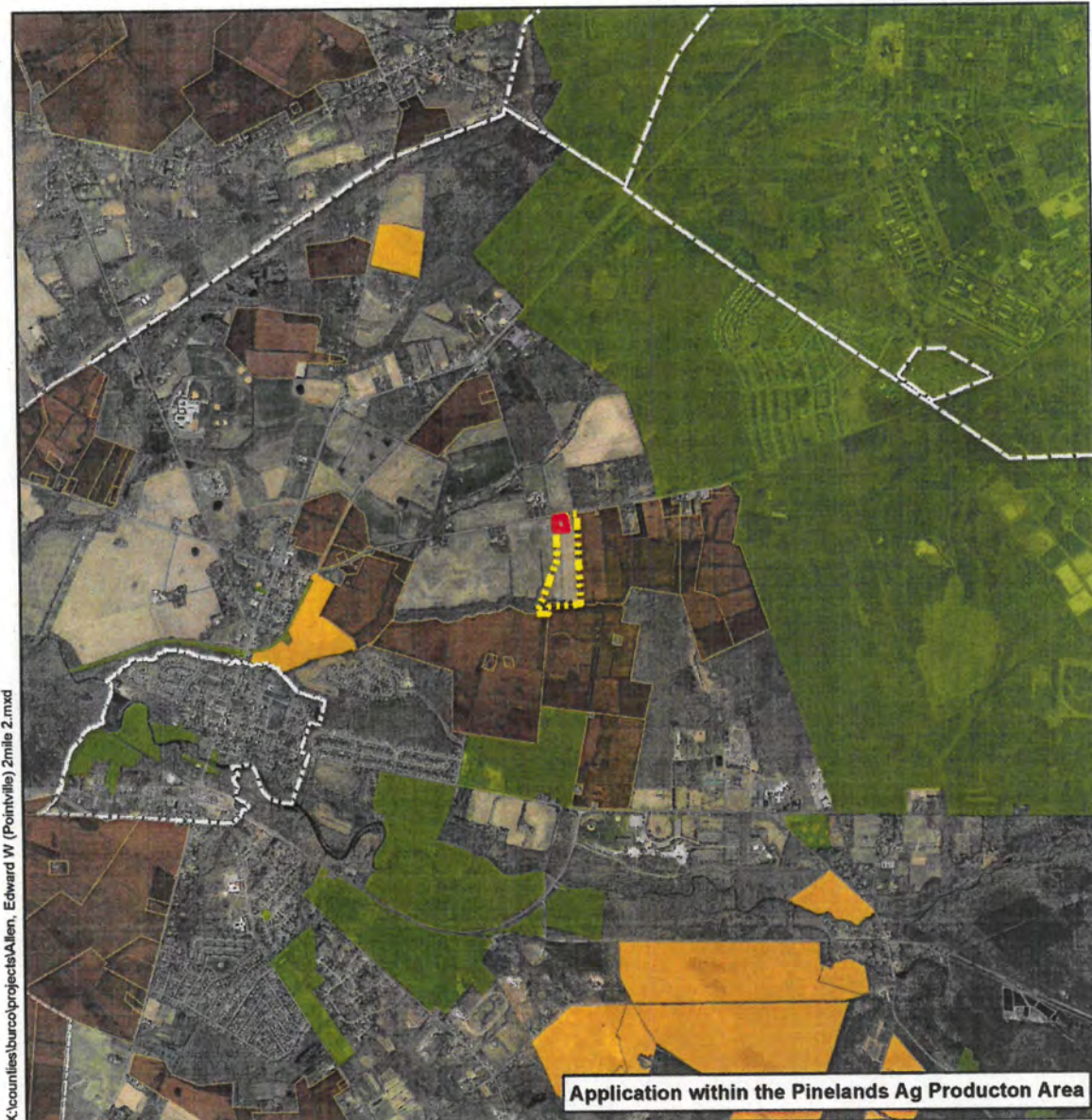
### Introduction



The following text is also extremely faded and illegible. It appears to be a continuation of the document's content, possibly including a list or a series of paragraphs. The text is too light to transcribe accurately.



## Preserved Farms and Active Applications Within Two Miles

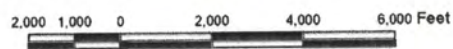


X:\coun\iles\burco\project\Allen, Edward W (Pointville) 2.mile 2.mxd

Application within the Pinelands Ag Production Area

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Allen, Edward W. (Pointville)  
Block 812 Lots P/O 5.05 (28.6 ac);  
& P/O 5.05-EN (non-severable exception - 1.7 ac)  
Gross Total - 30.3 ac  
Pemberton Twp., Burlington County



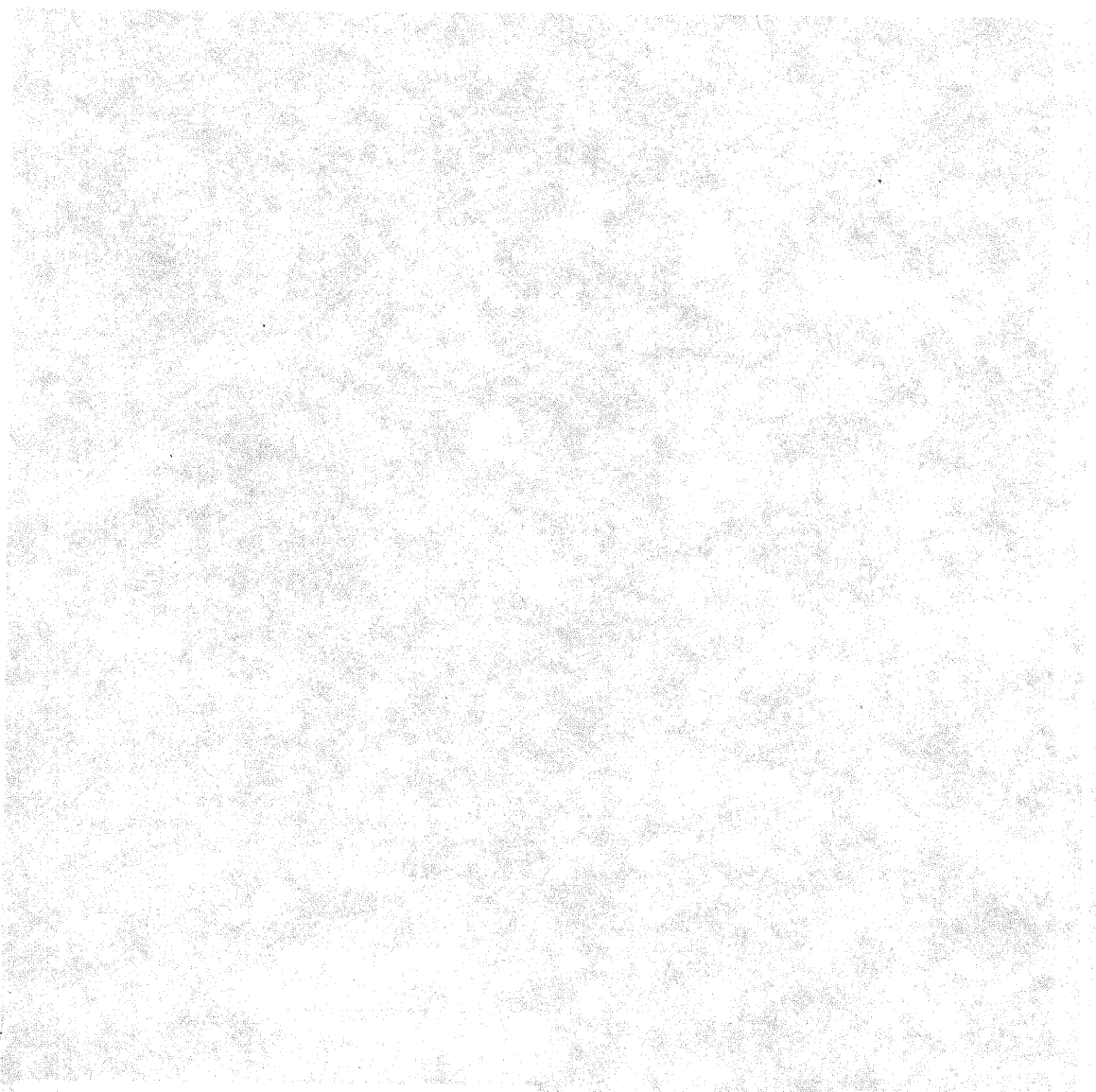
**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



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

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

September 2, 2020



Faint, illegible text fragments are visible at the bottom of the page, appearing as scattered characters and short words.

SAOC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Per Acre	SADC Cost Basis	SADC Cost Share	Federal Grant	SADC Federal Grant	Base Grant				Competitive Funds								
											Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance	
03-0412-PG	Giberson, W.P. & J.L. (Home Farm)	Pemberton	238.8450	238.8250	3,706.00	1,533.00	877,747.57	438,836.73	438,873.79	438,873.79	438,836.73	438,836.73	2,561,163.27	118,886.82	118,886.82	118,886.82	4,881,103.18						
03-0413-PG	Giberson Grain Farm, LLC	Pemberton	175.7450	175.7450	4,240.00	2,120.00	745,158.40	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40	2,188,583.87	147,721.50	147,721.50	147,721.50	4,733,291.68						
03-0413-PG	Chung, Peter B. J. & Monica H. L.	Shamong	116.7950	116.6844	3,726.00	2,635.60	435,178.17	387,486.69	387,486.69	387,486.69	387,486.69	387,486.69	1,888,583.87	325,128.55	325,128.55	325,128.55	4,804,257.13						
03-0418-PG	Rome, Stanley & Roseanne	Shamong	34.7580	34.7580	6,818.00	4,250.00	236,980.04	147,721.50	147,721.50	147,721.50	147,721.50	147,721.50	1,888,583.87	42,862.28	42,862.28	42,862.28	4,351,594.75						
03-0415-PG	Abrams, Pearl A.	Shamong	102.3260	101.8500	4,719.00	3,231.40	480,639.59	329,124.55	329,124.55	329,124.55	329,124.55	329,124.55	1,888,583.87	119,271.08	119,271.08	119,271.08	4,242,241.67						
03-0414-PG	McKoughlin, Noble & Dorothy	Tabernack	18.2240	18.2240	3,235.00	2,341.00	58,954.64	42,662.28	42,662.28	42,662.28	42,662.28	42,662.28	1,888,583.87	53,283.05	53,283.05	53,283.05	4,168,858.62						
03-0411-PG	To Better Days Boarding, LLC	Springfield	34.8850	34.2514	3,400.00	2,200.00	185,242.20	119,271.08	119,271.08	119,271.08	119,271.08	119,271.08	1,888,583.87	153,115.62	153,115.62	153,115.62	3,921,987.65						
03-0422-PG	Caui, Adam & Lisa	Springfield	39.6170	39.5420	2,700.00	1,350.00	106,796.10	53,283.05	53,283.05	53,283.05	53,283.05	53,283.05	1,888,583.87	227,914.92	227,914.92	227,914.92	3,684,072.73						
03-0423-PG	Albany Family LP - South	Southampton	44.2390	42.7790	3,684.00	2,388.40	162,091.70	143,755.35	143,755.35	143,755.35	143,755.35	143,755.35	1,888,583.87	424,745.08	424,745.08	424,745.08	3,259,327.63						
03-0417-PG	Kirby, Harold C. & Gail W.	Pemberton	54.9550	54.9550	3,917.00	2,786.20	218,556.64	153,115.62	153,115.62	153,115.62	153,115.62	153,115.62	1,888,583.87	284,648.56	284,648.56	284,648.56	3,824,745.08						
03-0418-PG	Hart, Linda E.	Chesterfield	63.8240	56.8650	8,016.00	4,608.00	539,706.18	227,914.92	227,914.92	227,914.92	227,914.92	227,914.92	1,888,583.87	441,043.40	441,043.40	441,043.40	2,813,454.35						
03-0418-PG	Lambert Development Corp.	Chesterfield	133.0140	133.0140	4,900.00	3,220.00	661,586.60	424,745.08	424,745.08	424,745.08	424,745.08	424,745.08	1,888,583.87	147,721.50	147,721.50	147,721.50	2,516,050.02						
03-0419-PG	Thompson South, LLC	Chesterfield	133.0140	133.0140	5,650.00	3,340.00	674,148.75	445,873.30	445,873.30	445,873.30	445,873.30	445,873.30	1,888,583.87	351,923.96	351,923.96	351,923.96	2,658,375.32						
03-0419-PG	MAN Farms Land Holdings, LLC	Chesterfield	33.5720	34.6750	5,750.00	2,287.00	199,281.25	130,898.13	130,898.13	130,898.13	130,898.13	130,898.13	1,888,583.87	124,786.23	124,786.23	124,786.23	1,878,857.72						
03-0421-PG	Feunore, Michael	Pemberton	74.8420	71.9310	3,145.00	2,287.00	235,378.69	164,506.20	164,506.20	164,506.20	164,506.20	164,506.20	1,888,583.87	196,858.50	196,858.50	196,858.50	2,058,375.32						
03-0425-PG	Albany Family LP - North	Southampton	119.5060	119.4470	4,118.00	3,675.60	491,882.75	342,908.45	342,908.45	342,908.45	342,908.45	342,908.45	1,888,583.87	70,417.50	70,417.50	70,417.50	1,881,103.18						
03-0426-PG	Paoli, J.P. & Chelen, N.D., II & D.C.	Springfield	33.9500	33.9500	5,550.00	3,675.60	188,422.50	134,786.23	134,786.23	134,786.23	134,786.23	134,786.23	1,888,583.87	1,741,626.00	1,741,626.00	1,741,626.00	2,080,000.00						
03-0428-PG	Jansen, Christian G. & Barbara L.	Southampton	32.0050	32.0050	3,441.00	2,200.00	110,139.53	70,417.50	70,417.50	70,417.50	70,417.50	70,417.50	1,888,583.87	1,601,267.00	1,601,267.00	1,601,267.00	2,000,000.00						
03-0432-PG	RTE, III Farms, LLC (Estert West)	Tabernack	80.0000	80.0000	3,875.00	2,688.00	380,240.00	258,144.00	258,144.00	258,144.00	258,144.00	258,144.00	1,888,583.87	1,581,244.72	1,581,244.72	1,581,244.72	2,000,000.00						
03-0433-PG	RTE, III Farms, LLC (Estert East)	Tabernack	85.0000	85.0000	3,569.00	2,655.60	107,615.00	140,608.00	140,608.00	140,608.00	140,608.00	140,608.00	1,888,583.87	1,529,673.74	1,529,673.74	1,529,673.74	2,000,000.00						
03-0434-PG	Allen, Edward W. (Portville)	Pemberton	20.0000	20.1490	3,443.00	2,456.80	100,300.01	71,813.20	71,813.20	71,813.20	71,813.20	71,813.20	1,888,583.87	1,581,244.72	1,581,244.72	1,581,244.72	2,000,000.00						
Closed Encumbered	48		5,406,154.00	5,354,581.10	22,987,762.86	14,626,001.13	2,831,251.70	2,831,251.70	2,831,251.70	2,831,251.70	2,831,251.70	2,831,251.70	1,888,583.87	1,888,583.87	1,888,583.87	1,888,583.87	1,888,583.87	1,888,583.87	1,888,583.87	1,888,583.87	1,888,583.87	1,888,583.87	1,888,583.87



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase  
September 24, 2020

Allen, Edward W. (Pointville)  
03- 0434-PG  
County PIG Program  
29 Acres

Block 812	Lot 5.05	Pemberton Twp.	Burlington County		
<b>SOILS:</b>		Other	4% * 0	=	.00
		Prime	48% * .15	=	7.20
		Statewide	48% * .1	=	4.80
					<b>SOIL SCORE: 12.00</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	89% * .15	=	13.35
		Wetlands/Water	11% * 0	=	.00
					<b>TILLABLE SOILS SCORE: 13.35</b>
<b>FARM USE:</b>	Cash Grains			acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st (1.7) acres for Future dwelling  
Exception is not to be severed from Premises  
Exception is to be limited to zero existing  
single family residential unit(s) and one future  
single family residential unit(s)
  - c. Additional Restrictions:
    1. A maximum (10%) impervious cover, or approximately 2.83 acres, available for the construction of agricultural infrastructure on the Property outside of the exception area.
  - 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 FY2021R9(6)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**MONMOUTH COUNTY**  
for the  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
On the Property of Marlboro Township (Stattel's Brookrest Farm) ("Owner")  
SADC ID# 13-0473-PG  
Marlboro Township, Monmouth County  
N.J.A.C. 2:76-17 et seq.

**SEPTEMBER 24, 2020**

WHEREAS, on July 1, 2019 it was determined that the application for the sale of a development easement for the subject farm identified as Block 206, Lot 25, Marlboro Township, Monmouth County, totaling approximately 48 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

WHEREAS, the 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 Colts Neck-Marlboro-Holmdel Project Area; and

WHEREAS, the original application included one (1), approximately 1.8-acre non-severable exception area for one (1) single family residential unit and to afford future flexibility for nonagricultural uses; and

WHEREAS, in preparation for appraisals, the landowner requested to increase the size of the non-severable exception area to 3 acres and to restrict it to zero (0) single family residential units resulting in approximately 45 net acres to be preserved, hereinafter referred to as "the Premises"; 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 limited to zero (0) single family residential units
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) One (1) existing single-family residential unit
- 2) Zero (0) Residual Dwelling Site Opportunities (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and





WHEREAS, at the time of application, the Premises was in cash grains, sod, nursery, and vegetable production; and

WHEREAS, the Premises has a quality score of 60.06 which exceeds 54, 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 May 13, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the development easement value of \$35,000 per acre based on zoning and environmental regulations in place as of the current valuation date October 8, 2019; and

WHEREAS, when the application was submitted it was recognized that the property was identified in the Township's prior Housing Element and Fair Share Housing Plan for fulfillment of affordable housing obligations, which was recognized by the court as no longer needed as part of the Township's housing obligations in a May 14, 2019; and

WHEREAS, the SADC's Green Light Approval and certification of easement value were conditioned upon receiving the fully executed copy of the filed Final Judgment of Compliance and Repose and for the expiration of the 45-day appeal period from the filing date of judgment to pass; and

WHEREAS, SADC received the fully executed copy of the filed Final Judgment of Compliance and Repose dated May 13, 2020 for Docket Number MON-L-2121-15 and the expiration of the 45-day appeal period from the filing date of judgment has expired; and

WHEREAS, SADC counsel has reviewed the fully executed copy of the May 13, 2020 Final Judgment of Compliance and Repose recognizing that this property is no longer needed as part of the Township's housing obligations; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$35,000 per acre for the development easement encumbering the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 18, 2020, the Marlboro Township Committee approved the application for the sale of development easement and a funding commitment of \$5,600 per acre that will operate as a credit as per Ordinance #2020-11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 2, 2020, the Monmouth County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on July 23, 2020, the Monmouth County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$8,400 per acre to cover the local cost share; and



WHEREAS, the estimated cost share breakdown is as follows (based on 45 net acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$945,000	(\$21,000/acre)
Marlboro Township	\$252,000	(\$5,600/acre)
<u>Monmouth County</u>	<u>\$378,000</u>	<u>(\$8,400/acre)</u>
Total Easement Purchase	\$1,575,000	(\$35,000/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 \$945,000 in competitive grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 45 net easement acres, at a State cost share of \$21,000 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$945,000 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. The SADC condition of receiving the fully executed copy of the filed Final Judgment of Compliance and Repose dated May 13, 2020 and the expiration of the 45-day appeal period from the filing date of judgment to pass has been resolved and is no longer a condition to receiving SADC Final Approval.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
6. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
7. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined



by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.

8. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
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.

9/24/2020

Date



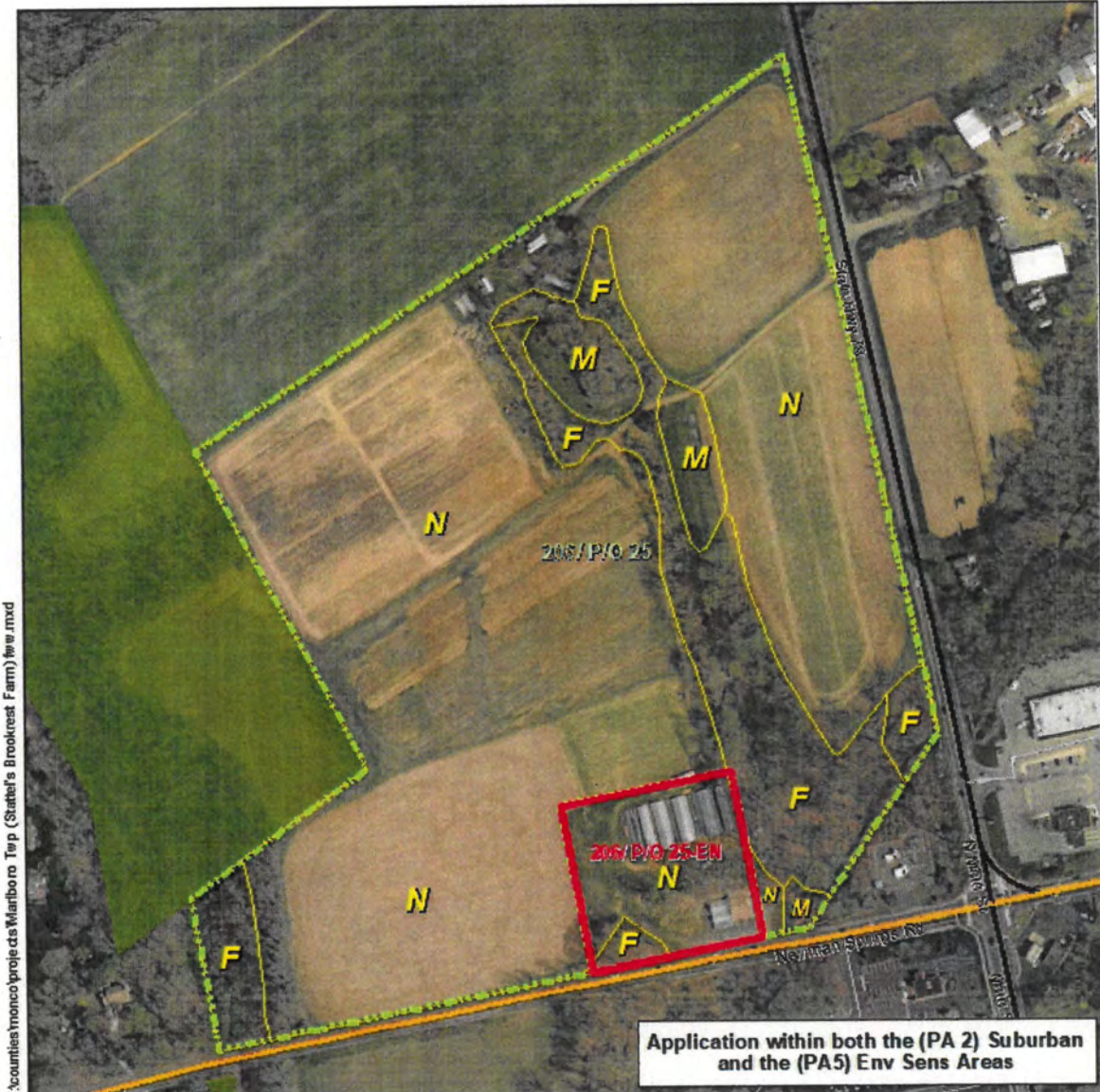
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

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



# Wetlands



X:\counties\monco\proj\cts\Marlboro Twp (Stattel's Brookrest Farm)\fw.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Marlboro Twp. (Stattel's Brookrest Farm)  
Block 206 Lots P/O 25 (45.2 ac);  
& P/O 25-EN (non-severable exception - 3.0 ac)  
Gross Total = 48.2 ac  
Marlboro Twp., Monmouth County



Sources:  
NJ Farmland Preservation Program  
Conservation Easement Data  
Federal Area Database of the United States (FAD-US)  
USGS Wetlands Data  
NJ Office of State Spatial Information

**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 set are approximate and were developed primarily for planning purposes. The geographic accuracy and precision of the GIS data contained in this file and spreadsheet are intended to be relied upon in matters requiring delineation and location of these 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  
M - Marsh Wetlands  
N - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
R - River Wetlands  
S - Salt Marsh  
W - Water

August 30, 2019





# Preserved Farms and Active Applications Within Two Miles



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Marlboro Twp. (Stattel's Brookrest Farm)  
Block 206 Lots P/O 25 (45.2 ac);  
& P/O 25-EN (non-severable exception - 3.0 ac)  
Gross Total = 48.2 ac  
Marlboro Twp., Monmouth County

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

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



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

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation easements data  
Protected Areas Database of the United States (PAAD-US)  
NJ Office of GIS 2/10 Updated Aerial Imagery

August 30, 2014







State Agriculture Development Committee  
 SADC Final Review: Development Easement Purchase  
 September 24, 2020

Marlboro Township (Stattel's Brookrest Farm)  
 13- 0473-PG  
 County PIG Program  
 45 Acres

Block 206	Lot 25	Marlboro Twp.	Monmouth County	
<b>SOILS:</b>		Other	20% * 0	= .00
		Prime	49% * .15	= 7.35
		Statewide	31% * .1	= 3.10
				<b>SOIL SCORE: 10.45</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	76% * .15	= 11.40
		Wetlands/Water	15% * 0	= .00
		Woodlands	9% * 0	= .00
				<b>TILLABLE SOILS SCORE: 11.40</b>
<b>FARM USE:</b>		Cash Grains	19 acres	
		Sod	8 acres	
		Ornament Nursery Products	1 acres	Trees and shrubs
		Ornament Nursery Products	1 acres	Mums
		Vegetable & Melons	10 acres	Peppers, Tomatoes and Pumpkins

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st three (3) acres for limited to existing farm market and zero single family residential units
    - Exception is not to be severed from Premises
    - Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - Manufactured with Foundation - If demolished, can be replaced with standard single family residential unit pending local approvals.
  - 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 #FY2021R9(7)  
FINAL REVIEW AND APPROVAL OF A SADC EASEMENT PURCHASE

On the Property of Ware, Lee R. ("Owner")

September 24, 2020

Subject Property: Ware, Lee R. ("Owner")  
Block 34, Lots 12 & 12.04  
Elsinboro Township, Salem County  
SADC ID# 17-0345-DE  
Approximately 67.9 Net Easement Acres

WHEREAS, on April 4, 2019, the State Agriculture Development Committee ("SADC") received a development easement sale application from Lee R. Ware, hereinafter "Owner," identified as Block 34, Lots 12 & 12.04, Elsinboro Township, Salem County, hereinafter "the Property," totaling approximately 86.4 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes, one (1), approximately 18.5 +/- acre non-severable conservation exception area (CEA) for and limited to conservation purposes with zero (0) residential opportunities resulting in approximately 67.9 net acres to be preserved, hereinafter referred to as "the Premises"; 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 limited to zero 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) 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 Premises was in corn, soybean, and wheat production; and

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

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

WHEREAS, on July 25, 2019, the SADC granted Preliminary Approval to this Application (Schedule B)

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

WHEREAS, on August 25, 2017 the SADC entered into an agreement with the United States Natural Resources Conservation Service (NRCS) for a Regional Conservation Partnership Program (RCPP) to restore and preserve wetlands through the Agricultural Conservation Easement Program (ACEP) - Wetlands Reserve Easements (WRE) on farms located in Salem County; and

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

WHEREAS, the preliminary approval was conditioned on the owner and NRCS entering into an agreement securing the WRE details and funding prior to receiving SADC Final Approval; and

WHEREAS, as of August 27, 2020, the owner and NRCS are under agreement for \$5,400 per acre or approximately \$99,900 for the preservation of the CEA through the WRE program, therefore this condition has been met; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 27, 2020 the SADC certified a development easement value of \$1,500 per acre on the Premises based on zoning and environmental regulations in place as of the current valuation date October 11, 2019; and



WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$1,500 per acre; and

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

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

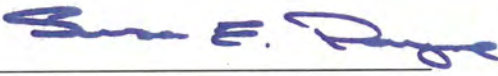
NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$1,500 per acre for a total of approximately \$101,850 subject to the conditions contained in (Schedule C).
3. The prior condition for the owner and NRCS entering into an agreement securing the WRE funding prior to final approval has been resolved and is no longer a condition to receiving SADC Final Approval.
4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.



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

9/24/2020  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

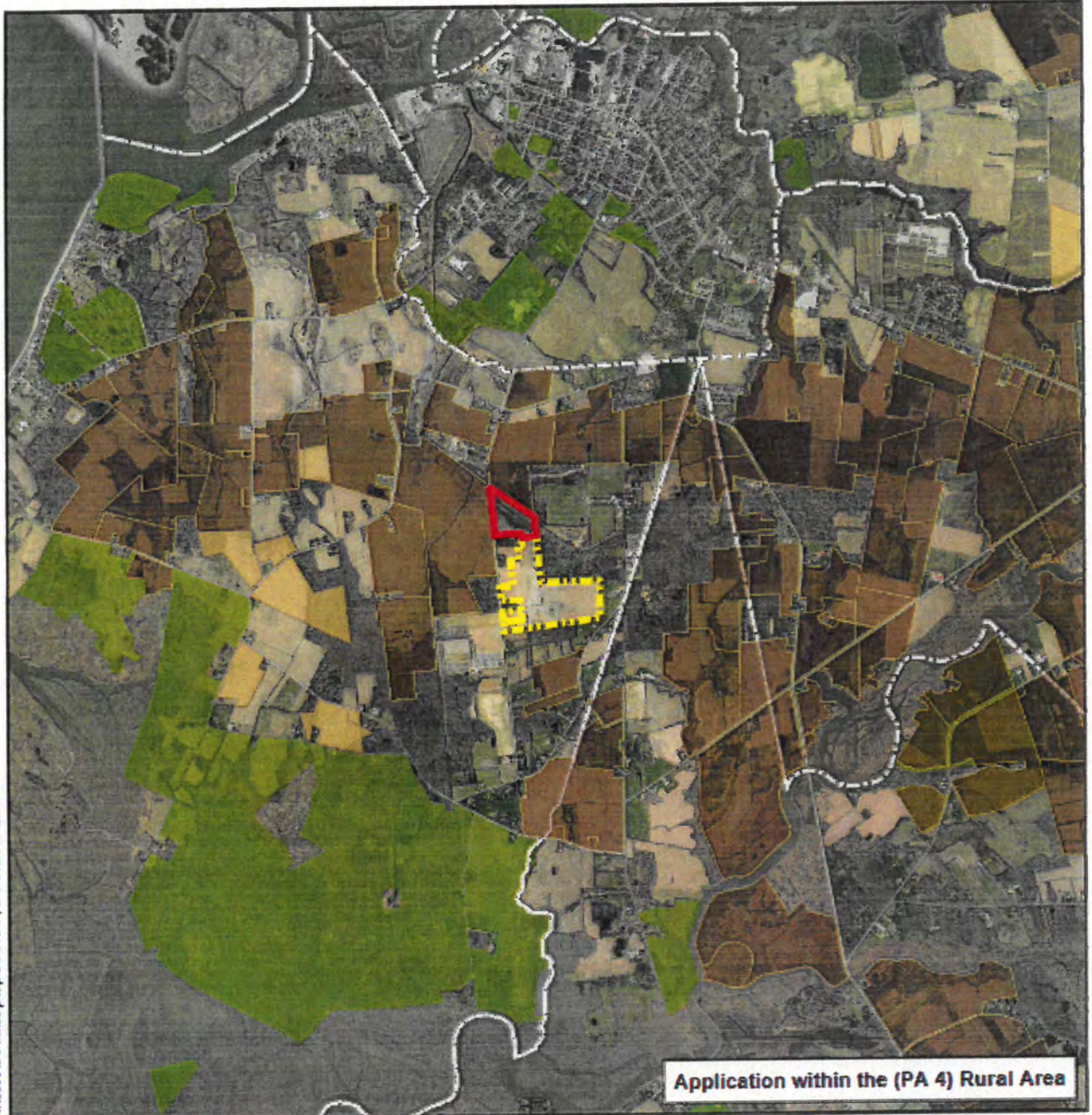
**VOTE WAS RECORDED AS FOLLOWS:**

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

<https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/17-0345-DE/Acquisition/Internal Closing/Preliminary and Final Approvals/Ware, Lee Final Approval .docx>



# Preserved Farms and Active Applications Within Two Miles

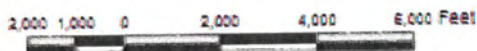


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Application within the (PA 4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ware, Lee R.  
Block 34 Lots 12.04 (2.6 ac); P/O 12 (65.3 ac)  
& P/O 12-EN (non-severable exception - 18.5 ac)  
Gross Total = 86.4 ac  
Elsinboro Twp., Salem County



- Property In Question
- 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 D/S & Recreation Easements



SOURCE:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Farmland Atlas Database of the United States (PA-04)  
NJOTFDGIS 2016 Digital Aerial Image

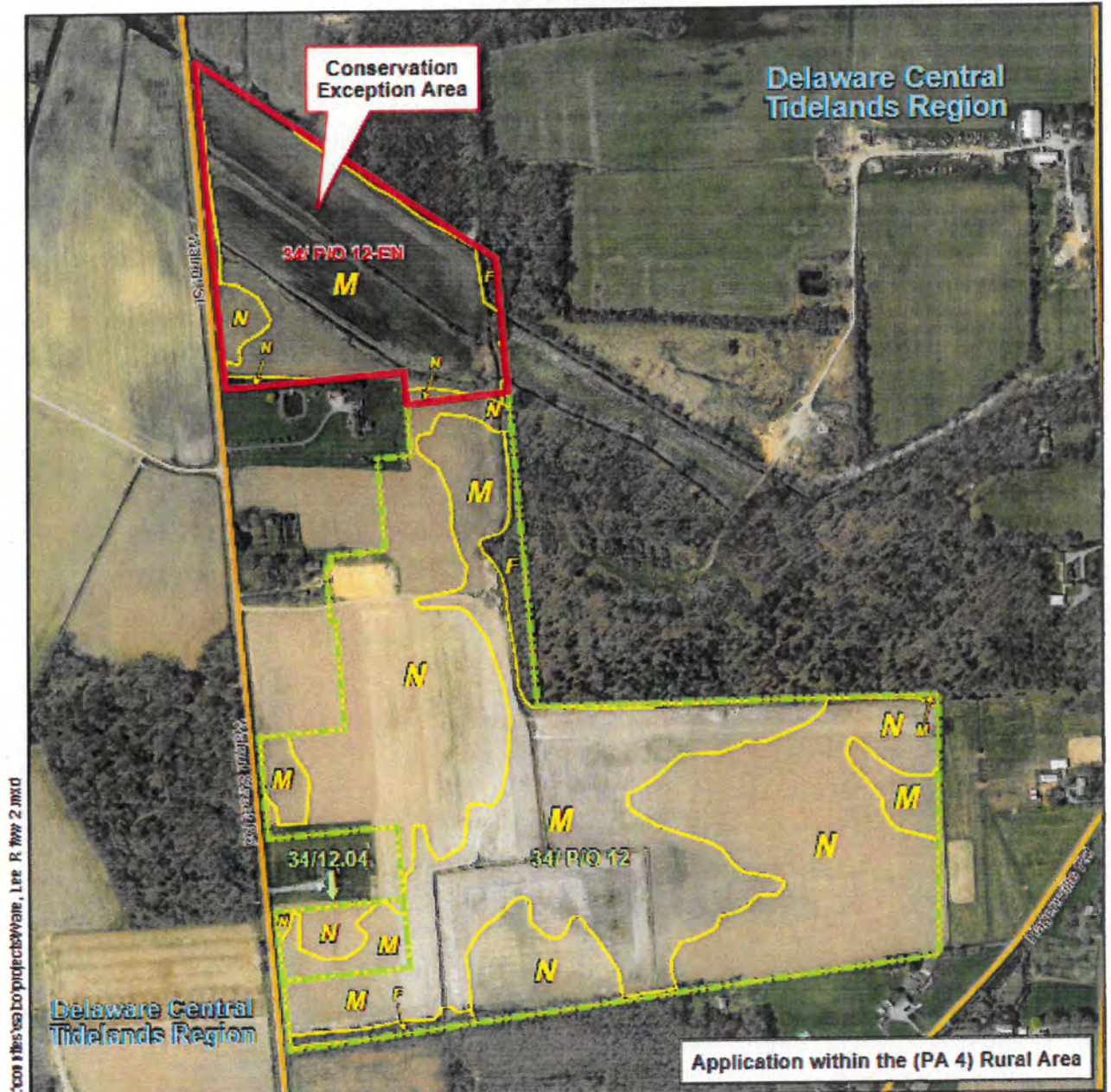
**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey, as defined by the New Jersey Board of Professional Engineers and Land Surveyors

May 11, 2016





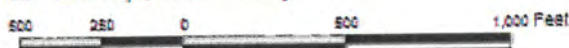
# Wetlands



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

Ware, Lee R.  
Block 94 Lots 12.04 (2.6 ac); P/O 12 (65.3 ac)  
& P/O 12-EN (non-severable exception - 18.5 ac)  
Gross Total = 86.4 ac  
Elsinboro Twp., Salem County



**Legend:**  
NJ Farmland Preservation Program  
Green Zones Conservation Easement Data  
Proposed Green Zones of the United States (P-GZUS)  
NJ State Wetlands Data  
NJ State 2015 Digital Aerial Image

**TIDELANDS DISCLAIMER:**  
The data shown on this map were derived from the NJDEP's 2010 R011 series 1, volume 4, "Tidelands Data Layer". These data layers 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 in requests, contracts, and other documents shall be the sole responsibility of the user. The content and geographical location of water polygons in this data is for informational purposes only and should not be used for any legal or regulatory purposes. The geographic accuracy and precision of the data shown in this file are not guaranteed, nor are intended to be, relied upon in making regulatory determinations and location of true ground features and/or other points as needed to be obtained by an actual ground survey performed 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:**  
P - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
Y - Tidal Wetlands  
N - Non-Wetlands  
B - 500 Buffer  
W - Water



STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2020R7(17)

Preliminary Approval  
SADC Easement Purchase  
of an  
"ALTERNATE" FARM

On the Property of  
Ware, Lee R. ("Owner")

July 25, 2019

Subject Property: Ware, Lee R.  
Block 34, Lots 12 & 12.04  
Elsinboro Township, Salem County  
SADC ID#17-0345-DE  
Approximately 67.9 Net Easement Acres

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

WHEREAS, on April 4, 2019, the SADC received a development easement sale application from Lee R. Ware, hereinafter "Owner," identified as Block 34, Lots 12 & 12.04 in Elsinboro Township, Salem County, hereinafter "the Property," totaling approximately 86.4 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 18.5 acre +/- non-severable conservation exception area (CEA) for and limited to conservation purposes with zero (0) residential opportunities resulting in approximately 67.9 net acres to be preserved; and

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

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

WHEREAS, staff evaluated this application for the sale of development easement was evaluated pursuant to N.J.A.C. 2:76-11.5 and the State Acquisition Selection Criteria approved by the SADC on July 27, 2017, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property has a quality score of 69.29 and contains approximately 67.9 net acres (Schedule B); and



WHEREAS, the Property exceeds the SADC's Salem County minimum ranking criteria for the "Priority" category which requires a quality score of at least 61, however, it falls below the required 92 acres; and

WHEREAS, both the quality score and acreage exceed the "Alternate" farm standards, therefore, this farm is categorized as an "Alternate" farm, requiring SADC preliminary approval; and

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

WHEREAS, on August 25, 2017 the SADC entered into an agreement with the United States Natural Resources Conservation Service (NRCS) for a Regional Conservation Partnership Program (RCPP) to restore and preserve wetlands through the Agricultural Conservation Easement Program (ACEP) - Wetlands Reserve Easements (WRE) on farms located in Salem County; and

WHEREAS, the CEA on the Property has been identified as a candidate for NRCS's WRE program because the acreage is modified agricultural wetlands, where the hydrology has been significantly degraded and can be restored, and on April 17, 2019 NRCS confirmed the CEA is eligible; and

WHEREAS, the SADC, owner and NRCS have agreed to coordinate an application for WRE during the next available NRCS funding cycle anticipated in October 2019; and

WHEREAS, the NRCS through the WRE program will compensate the owner to permanently preserve the CRE area and also provide additional funding after preservation for the restoration of this area; and

WHEREAS, this preliminary approval is conditioned on the owner and NRCS entering into an agreement securing the WRE details and funding prior to receiving SADC Final Approval; and

WHEREAS, at this time the WRE easement purchase grant for the CEA is estimated at approximately \$99,900; and

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

WHEREAS, because WRE grant funding will be utilized to leverage SADC funding this farm will utilize SADC's "Partnership Pool" as per the Direct Easement selection procedures approved by the SADC on September 20, 2017; and



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

1. Utilize SADC's "Partnership Pool" funding used only for transactions that leverage SADC funds through the use of non-SADC funding;
2. Enter into a 120 day option agreement with the Landowner;
3. Secure two independent appraisals to estimate the fair market value of the Property;
4. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC;
5. Preliminary Approval is conditioned on the owner and NRCS entering into an agreement prior to SADC Final Approval.

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

7/25/19  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

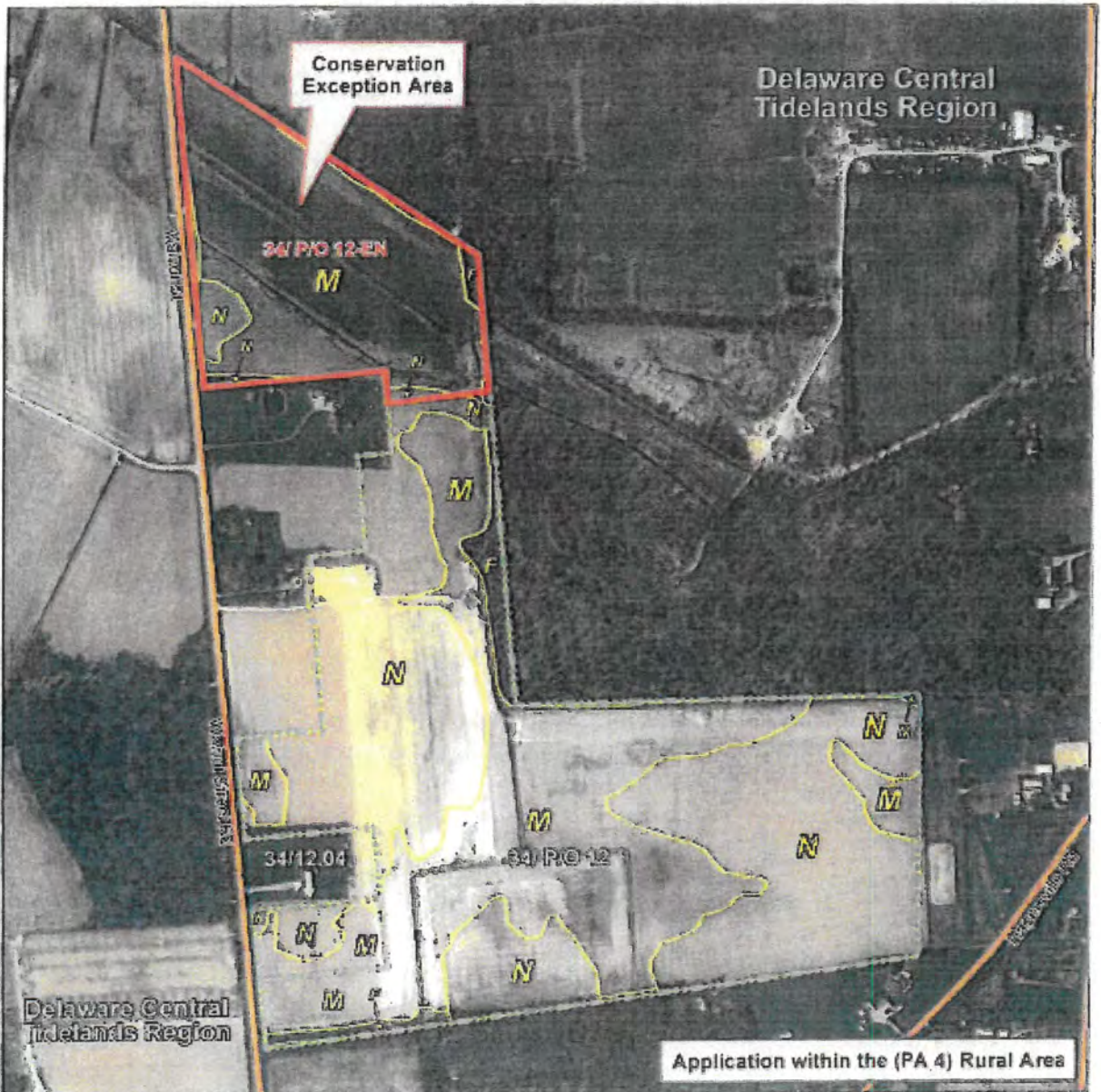
VOTE WAS RECORDED AS FOLLOWS:

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





# Wetlands



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

Ware, Lee R.  
 Block 34 Luts 12 04 (2.6 ac), P/O 12 (65.3 ac)  
 & P/O 12-EN (non-severable exception - 18.5 ac)  
 Gross Total = 86.4 ac  
 Elsinboro Twp, Salem County



**Source:**  
 NJ Farmland Preservation Program  
 GIS's Aerial, Contour, and Wetland Data  
 National Aerial Photography of the United States (NAIP-02)  
 NAD 83  
 NAD 83 UTM Zone 18N  
 NAD 83 UTM Zone 18N

**DISCLAIMER:**  
 The user bears responsibility for any errors or omissions in this map. The user should verify the accuracy of the data and the results of the analysis. The user should also verify the accuracy of the data and the results of the analysis. The user should also verify the accuracy of the data and the results of the analysis.

**DISCLAIMER:**  
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Application within the (PA 4) Rural Area

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



**Wetlands Legend:**  
 F - Freshwater Wetland  
 L - Little Bluestem  
 M - Wetlands Modified for Agriculture  
 N - Tall Wetland  
 W - Wooded Wetland  
 W - Water

May 13, 2019



7/20/2011

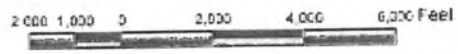
# Preserved Farms and Active Applications Within Two Miles



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ware, Lee R.  
Block 34 Lots 12.04 (2.6 ac); P/O 12 (65.3 ac)  
& P/O 12-EN (non-severable exception - 18.5 ac)  
Gross Total = 96.4 ac  
Elsinboro Twp., Salem County



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



Sources:  
NJ Farmland Preservation Program  
Green Acres Commission Database  
New Jersey Department of Environmental Protection  
Protected Area Database of the United States: PAAD US  
NJDOT/OGIS 2010 Digital Aerial Image

NOTE:  
The parcel labels and boundaries shown on the map are approximate and should not be used as a legal document. For more information, please contact the New Jersey State Office of Agriculture and Forestry.



Schedule B

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

GENERAL INFORMATION

COUNTY OF Salem Elizabethtown Twp. 1703  
 APPLICANT Ware, Lee H.

PRIORITIZATION SCORE

SOILS:	Other	6% * 0	=	.00	
	Prime	58% * .15	=	8.70	
	Statewide	36% * .1	=	3.60	
					SOIL SCORE: 12.30
TILLABLE SOILS:	Cropland Harvested	56% * .15	=	14.40	
	Wetlands	31% * 0	=	.00	
	Woodlands	11% * 0	=	.00	
					TILLABLE SOILS SCORE: 14.40
BOUNDARIES AND BUFFERS:	Deep Restricted Farmland (Permanent)	19% * .2	=	3.80	
	Farmland (Harestricted)	9% * .56	=	5.04	
	Residential Development	27% * 0	=	.00	
	Streams and Wetlands	45% * .18	=	8.10	
	Woodlands	1% * .06	=	.06	
					BOUNDARIES AND BUFFERS SCORE: 12.86
CONTIGUOUS PROPERTIES / DENSITY:	Ware, L	Restricted Farm or Current Application		2	
	Ware, C	Restricted Farm or Current Application		2	
	Vengamonk	Restricted Farm or Current Application		2	
	Shuman	No Points		0	
	Ayers	Restricted Farm or Current Application		2	
					DENSITY SCORE: 8.00
LOCAL COMMITMENT:		100% * 18	=	18.00	
					LOCAL COMMITMENT SCORE: 18.00
SIZE:					SIZE SCORE: 2.76
IMMINENCE OF CHANGE: SADC Impact factor - .97					
					IMMINENCE OF CHANGE SCORE: .97
COUNTY RANKING:					
EXCEPTIONS:					EXCEPTION SCORE: .00
					TOTAL SCORE: 69.29



Schedule C

State Agriculture Development Committee  
 SADC Final Review: Development Easement Purchase

Ware, Lee R.  
 Easement Purchase - SADC  
 68 Acres

Block 34	Lot 12	Elsinboro Twp.	Salem County		
Block 34	Lot 12.04	Elsinboro Twp.	Salem County		
SOILS:		Other	6% * 0	=	.00
		Prime	88% * .15	=	8.70
		Statewide	26% * .1	=	2.60
					SOIL SCORE: 12.30
TILLABLE SOILS:		Cropland Harvested	96% * .15	=	14.40
		Wetlands/Water	2% * 0	=	.00
		Woodlands	1% * 0	=	.00
					TILLABLE SOILS SCORE: 14.40
FARM USE:		Corn-Cash Grain	19 acres		
		Soybeans-Cash Grain	70 acres		
		Wheat-Cash Grain	22 acres		

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (18.5) acres for Conservation purposes  
 Exception is not to be severable from Premises  
 Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.





STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2021R9(8)  
FINAL REVIEW AND APPROVAL OF A SADC EASEMENT PURCHASE

On the Property of Usinger, Jon A. ("Owner")

SEPTEMBER 24, 2020

Subject Property: **Usinger, Jon A.**  
Block 11, Lot 8  
Upper Pittsgrove Township, Salem County  
SADC ID#:17-0356-DE  
Approximately 137.3 Net Easement Acres

WHEREAS, on March 11, 2020, the State Agriculture Development Committee ("SADC") received a development easement sale application from Jon A. Usinger, hereinafter "Owner," identified as Block 11, Lot 8, Upper Pittsgrove Township, Salem County, hereinafter "the Property," totaling approximately 137.3 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Premises includes no exception areas, resulting in approximately 137.3 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) One (1) 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 Premises was in hay production; and

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

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Salem County (minimum acreage of 92 and minimum quality score of 63) because it is approximately 137.3 acres and has a quality score of 66.79; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on August 25, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$4,000 per acre based on zoning and environmental regulations in place as of the current valuation date June 5, 2020; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$4,000 per acre; and

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


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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$4,000 per acre for a total of approximately \$549,200 subject to the conditions contained in (Schedule B).
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
5. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
7. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.



9/24/2020  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

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



# Wetlands



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

Unisinger, Jon A.  
 Block 11 Lot 8 (137.3 ac)  
 Gross Total = 137.3 ac  
 Upper Pittsgrove Twp., Salem 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 geographic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Application within both the  
 (PA4b) Rural Env Sens  
 and the (PA5) Env Sens Areas

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



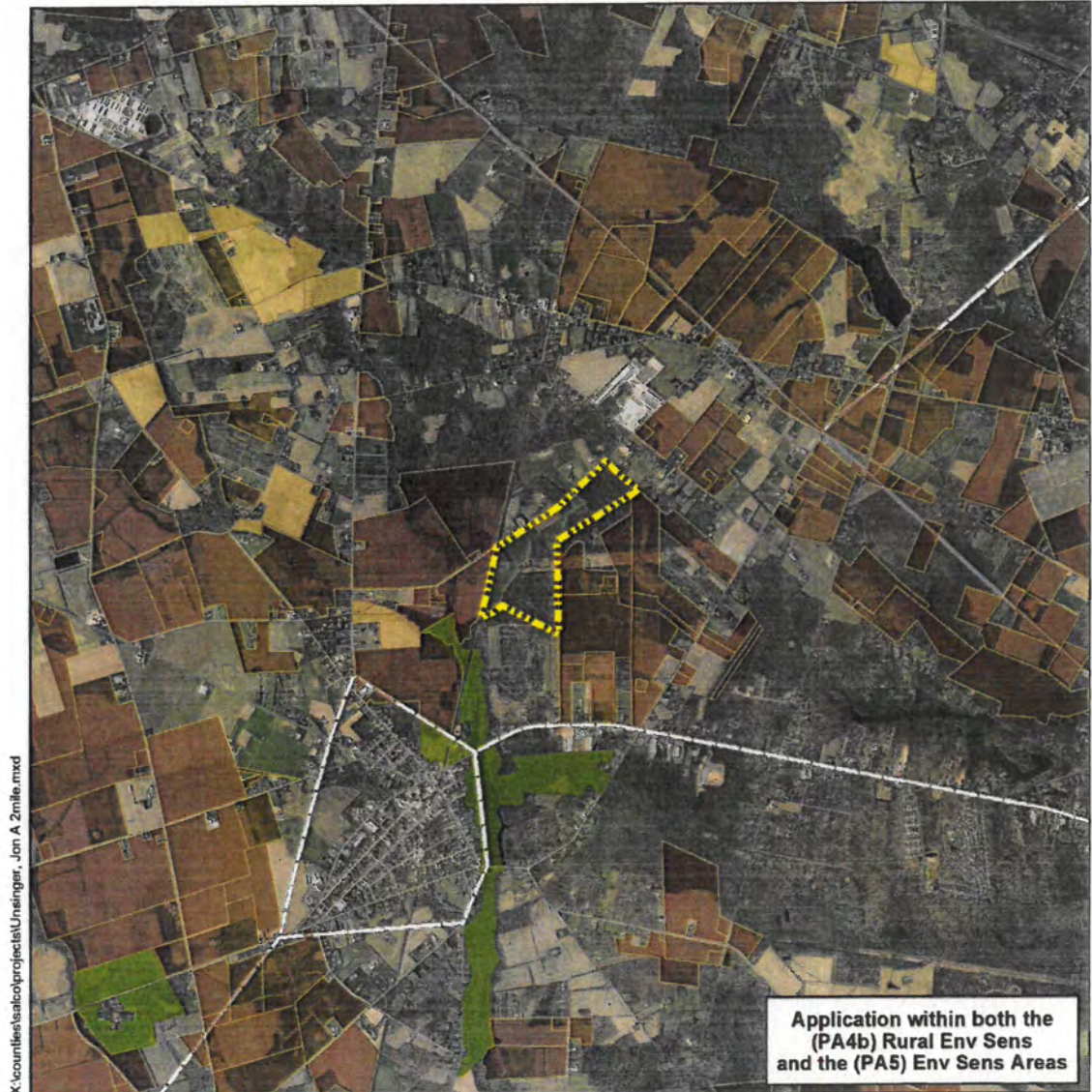
**Wetlands Legend:**  
 F - Freshwater Wetlands  
 L - Linear Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 N - Non-Wetlands  
 B - 300' Buffer  
 W - Water

March 17, 2020





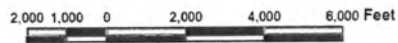
# Preserved Farms and Active Applications Within Two Miles



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Usinger, Jon A.  
Block 11 Lot 8 (137.3 ac)  
Gross Total = 137.3 ac  
Upper Pittsgrove Twp., Salem County



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

**Application within both the  
(PA4b) Rural Env Sens  
and the (PA5) Env Sens Areas**

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



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

March 17, 2020



Schedule B

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Usinger, Jon A.  
Easement Purchase - SADC  
137 Acres

Block 11	Lot 8	Upper Pittsgrove Twp. Salem County			
<b>SOILS:</b>		Prime	29% * .15	=	4.35
		Statewide	55% * .1	=	5.50
		Unique zero	16% * 0	=	.00
				<b>SOIL SCORE:</b>	<b>9.85</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	32% * .15	=	4.80
		Wetlands/Water	60% * 0	=	.00
		Woodlands	8% * 0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>4.80</b>
<b>FARM USE:</b>	Hay				44 acres

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

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



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2021R9(9)  
FINAL REVIEW AND APPROVAL OF A SADC EASEMENT PURCHASE**

**On the Property of Hickerson, Louisa C. (Estate of)**

**September 24, 2020**

Subject Property: **Hickerson, Louisa C. (Estate of)**  
Block 102, Lot 1, Fredon Township, Sussex County  
Block 3301, Lot 21, Hampton Township, Sussex County  
SADC ID#: 19-0023-DE  
Approximately 122.8 Net Easement Acres

WHEREAS, on January 6, 2020, the State Agriculture Development Committee ("SADC") received a development easement sale application from the Estate of Louisa C. Hickerson, hereinafter "Owners," identified as Block 102, Lot 1, Fredon Township, Sussex County and Block 3301, Lot 21, Hampton Township, Sussex County, hereinafter "the Property," totaling approximately 127.9 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 5.1-acre non-severable exception area for one existing single family residential unit, one future single family residential unit, one existing barn apartment, and to afford future flexibility for nonagricultural uses resulting in approximately 122.8 net acres to be preserved, hereinafter referred to as "the Premises"; 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 limited to two (2) single family residential units and one (1) barn apartment
- 4) Right-to-Farm language will be included in the Deed of Easement; and

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

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



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

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on September 26, 2019, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Sussex County (minimum acreage of 44 and minimum quality score of 42) because it is approximately 122.8 net acres and has a quality score of 64.46; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on August 25, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the development easement value of \$4,500 per acre based on zoning and environmental regulations in pace as of the current valuation date June 30, 2020; and

WHEREAS, the Owners accepted the SADC's offer of \$4,500 per acre for the purchase of the development easement on the Premises; and

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

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

NOW THEREFORE BE IT RESOLVED:


1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$4,500 per acre for a total of approximately \$552,600 subject to the conditions contained in (Schedule B).
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.





5. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
7. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/24/2020  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

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

<https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/19-0023-DE/Acquisition/Internal Closing Documents/Direct Final Approval.docx>



# Wetlands



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

Hickerson, Louisa C. (Estate of)  
Fredon Twp. - Block 102 Lot 1 (0.9 ac)  
Hampton Twp. - Block 3301 Lots P/O 21 (121.9 ac);  
P/O 21-EN (non-severable exception - 5.1 ac)  
Gross Total = 127.9 ac  
Sussex 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 delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Application within the (PA4) Rural, the (PA4b) Rural Env Sens and the (PA5) Env Sens Areas

	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  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

April 7, 2020



### Preserved Farms and Active Applications Within Two Miles

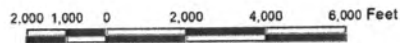


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Application within the (PA4) Rural, the (PA4b) Rural Env Sens and the (PA5) Env Sens Areas

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

Hickerson, Louisa C. (Estate of)  
 Fredon Twp. - Block 102 Lot 1 (0.9 ac)  
 Hampton Twp. - Block 3301 Lots P/O 21 (121.9 ac);  
 P/O 21-EN (non-severable exception - 5.1 ac)  
 Gross Total = 127.9 ac  
 Sussex County



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

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

April 13, 2020



## Schedule B

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Hickerson, Louisa C. (Estate of)  
Easement Purchase - SADC  
123 Acres

Block 102	Lot 1	Fredon Twp.	Sussex County		
Block 3301	Lot 21	Hampton Twp.	Sussex County		
<b>SOILS:</b>		Other	100% *	0	= .00
					<b>SOIL SCORE: .00</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	55% *	.15	= 8.25
		Wetlands/Water	4% *	0	= .00
		Woodlands	41% *	0	= .00
					<b>TILLABLE SOILS SCORE: 8.25</b>
<b>FARM USE:</b>	Hay			69 acres	

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

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (5.1) acres for Existing dwelling & barn apartment, future dwelling  
Exception is not to be severable from Premises  
Exception is to be limited to one existing single family residential unit(s) and one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.





**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2021R9(10)  
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO  
New Jersey Conservation Foundation  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Pepper, Albertus V., Jr. & Cathy L. ("Owners")**

**FY2020 Nonprofit Round - SADC #03-0002-NP**

**SEPTEMBER 24, 2020**

WHEREAS, on April 5, 2019 the State Agriculture Development Committee ("SADC"), received a nonprofit cost share grant application from the New Jersey Conservation Foundation ("NJCF") for the Pepper farm identified as Block 4602, Lots 3, 4, 7, and 8, Woodland Township, Burlington County, totaling approximately 46.9 gross acres hereinafter referred to as the "Property" (Schedule A); and

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

WHEREAS, the Property is in the Pinelands Agricultural Production Area; and

WHEREAS, the Property includes two (2), approximately 1-acre non-severable exception areas: one for one (1) existing single family residential unit and one to afford future flexibility for nonagricultural uses but limited to zero (0) single family residential units, resulting in approximately 44.9 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the non-severable 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) One shall be limited to one (1) single family residential unit and the other shall be limited 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 Premises outside the exception area includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunities (RDSO)
- 3) Zero (0) agricultural labor units
- 4) One (1) pre-existing non-agricultural use that includes the storage of non-agricultural items such as a New Jersey Forest Fire Service fire truck and two trailers holding non-agricultural items near the farm entrance approximately 0.3 acres in size; and



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

WHEREAS, on June 27, 2019 the SADC granted preliminary approval by Resolution #FY2019R6(1) to NJCF's FY2020 Nonprofit application and appropriated \$98,500 for the acquisition of development easement on the Pepper farm; and

WHEREAS, at this time none of the appropriated money has been encumbered; and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) the SADC determined that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, the Premises has a quality score of 59.52 which is greater than 70% of the County average quality score of 48 as determined by the SADC, at the time the application was submitted; and

WHEREAS, the New Jersey Pinelands Commission Letter of Interpretation #264 allocated 2.0 Pinelands Development Credits ("PDCs") to Block 4602, Lots 3, 4, 7, and 8; and

WHEREAS, as a result of the conveyance of the deed of easement to the County, the 2.0 PDCs will be retired; and

WHEREAS, pursuant to N.J.A.C. 2:76 15(b) 2., if two appraisals have been obtained on a parcel, and the difference between the two appraisal values is 10% of the higher appraisal value or less, the eligible land cost shall be the average of the appraisal values; and

WHEREAS, on January 6, 2020 the SADC acknowledged the development easement value of the Premises to be \$2,080 per acre based on current zoning and environmental regulations in place as of August 8, 2019; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-19.3, on August 5, 2019 the SADC issued a Pinelands Formula Valuation Certification of \$2,662 per acre without the impervious cover option and \$2,995 with the 10% impervious cover option; and



WHEREAS, the Formula takes into consideration the PDCs for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and

WHEREAS, N.J.A.C. 2:76-19.4 provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$10,707 per acre; and

WHEREAS, the SADC advised NJCF of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of NJCF's eligible costs and subject to available funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-15.2, on February 25, 2020, NJCF informed the SADC that it will accept the SADC cost share of \$2,995 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.14, the Owner accepted the County's offer of \$2,995 per acre with the 10% impervious cover option for the development easement for the Premises which is higher than the certified development easement value, but less than 80 percent of the fee simple market value; and

WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover, or approximately 4.49 acres, available for the construction of agricultural infrastructure on the Premises outside of the exception area; and

WHEREAS, the Burlington County Board of Chosen Freeholders entered into a Farmland Preservation Agreement with NJCF on June 26, 2019 and will provide 50% matching funds from Burlington County for NJCF's easement acquisition on the Pepper farm and agreed to accept assignment of the development easement from NJCF and be responsible for annual monitoring; and

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

WHEREAS, the cost share breakdown based on 44.9 net acres is as follows:

	<u>Total</u>	<u>Per/acre</u>
SADC	\$67,237.75	(\$1,497.50/acre or 50% total cost)
Burlington County	\$67,237.75	(\$1,497.50/acre or 50% total cost)
Total Easement Purchase	\$134,475.50	(\$2,995/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to NJCF for up to 50% of the eligible ancillary costs which will be deducted from its FY2020 appropriation and subject to the availability of funds; and



WHEREAS, N.J.A.C. 2:76-16.1(a)3.iii allows for the conveyance of the development easement to the Federal Government, the State, the County, or another qualifying tax exempt organization for farmland preservation purposes; and

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

NOW THEREFORE BE IT RESOLVED:

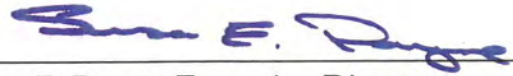
1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to NJCF for the Premises easement acquisition application subject to compliance with N.J.A.C. 2:76-16.
3. The SADC approves the assignment of the Deed of Easement from NJCF to Burlington 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 \$1,497.50 per acre (total of approximately \$67,237.75 based on 44.9 net acres) to NJCF for the development easement acquisition on the Premises, 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 NJCF for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way 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 NJCF for the acquisition of a development easement on the Premises.
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.

9/24/2020  
Date



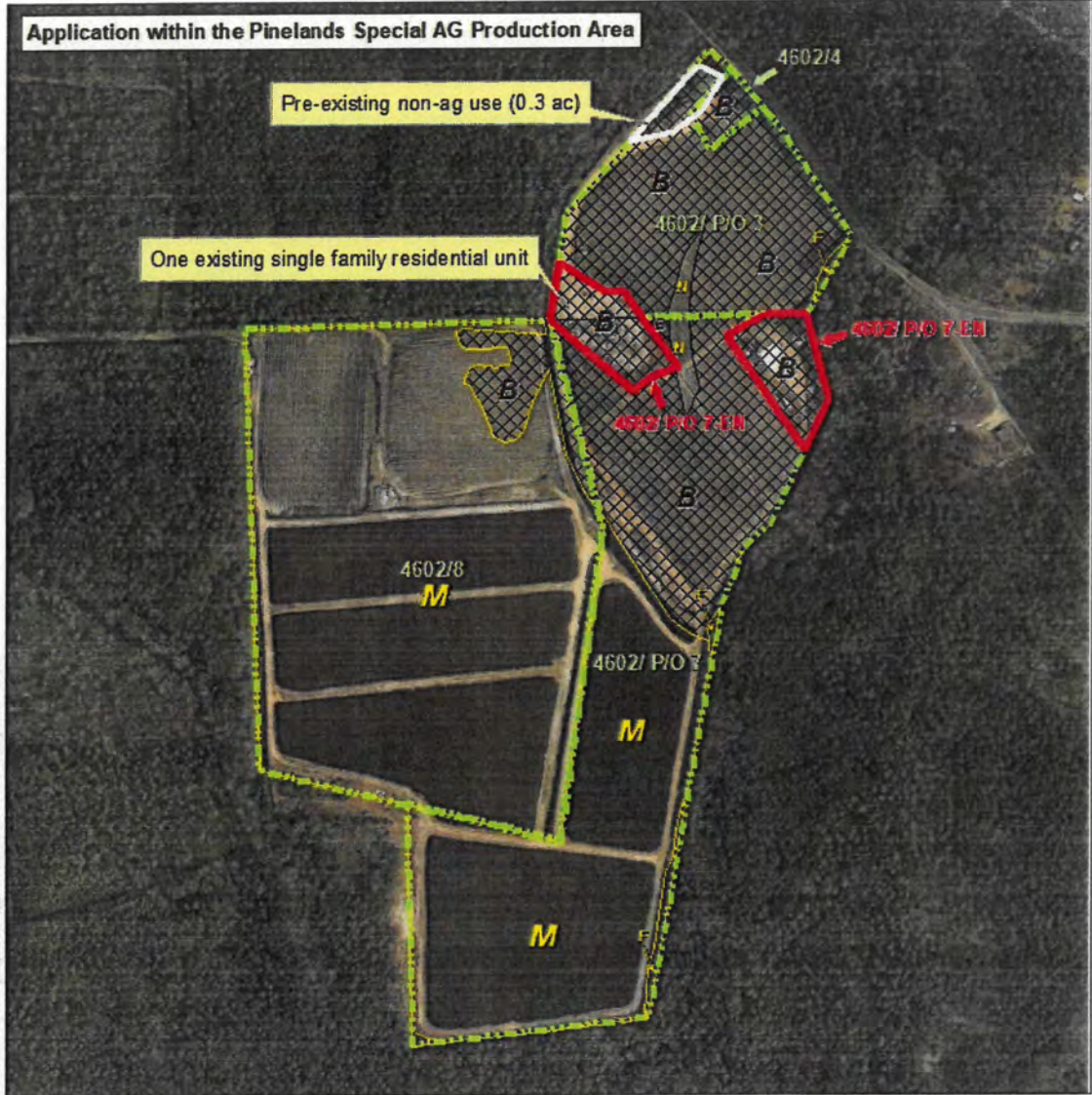
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

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



# Wetlands



X:\counties\burco projects\Pepper, Albertus V.Jr & Cathy L.far.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

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



**Sources:**  
NJ Farmland Preservation Program  
Green Acres Observations Worksheet Data  
Pineland Areas Database of the United States (PAAD-US)  
NJDEP Wetlands Data  
NJ Pinelands Commission (PC) Data  
NCEM/DOGS 2015 Digital Aerial Image

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



	Property in Question
	EN - (Non-feasible) Exception
	Wetlands Boundaries
	500 ft Buffered Wetlands
	Primary - Limited Access
	Federal or State Highways
	County Road
	Municipal/Local Roads
	Pinelands Development Credits
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/R & Restoration Easements

**Wetlands Legend:**  
P - P Wetlands  
L - Low Wetlands  
M - Wetlands Modified for Agriculture  
F - F Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water



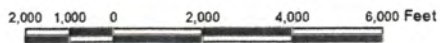
## Preserved Farms and Active Applications Within Two Miles



X:\counties\burco\projects\Pepper, Albertus V Jr & Cathy L 2.mile.mxd

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

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



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

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



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

April 28, 2018



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Pepper, Albertus V., Jr. & Cathy L. (NJCF)  
03- 0002-NP  
FY 2020 Easement Purchase - Nonprofit  
45 Acres

Block 4602	Lot 3	Woodland Twp.	Burlington County
Block 4602	Lot 8	Woodland Twp.	Burlington County
Block 4602	Lot 7	Woodland Twp.	Burlington County
Block 4602	Lot 4	Woodland Twp.	Burlington County
<b>SOILS:</b>		Unique .125	99% * .125 = 12.38
		Unique zero	1% * 0 = .00
			<b>SOIL SCORE: 12.38</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	99% * .15 = 14.85
		Wetlands/Water	1% * 0 = .00
			<b>TILLABLE SOILS SCORE: 14.85</b>
<b>FARM USE:</b>		Berry	18 acres
		Berry	15 acres
			Cranberries
			Blueberries

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:
    - Storage of non-agricultural items
  - b. Exceptions:
    - 1st one (1) acres for Existing dwelling
      - Exception is not to be severable from Premises
      - Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
    - 2nd one (1) acres for Existing barn
      - Exception is not to be severable from Premises
      - Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions:
    1. A maximum (10%) impervious cover, or approximately 4.49 acres, available for the construction of agricultural infrastructure on the Property outside of the exception area.
  - 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.

