Pinelands Onsite Development Worksheet

The purpose of this worksheet is to aid the appraiser in determining the number of potential onsite building opportunity rights that are currently available to the subject in application. The worksheet is meant as an aid to the appraiser in developing their highest and best use analysis. It is at the appraiser’s sole discretion as to what value impact (if any) this onsite development potential may have on the subject property.

Owner:

Farm Name:

Address:

Township:

County:

Tax Block/Lot(s):

Total Acres in application:

Total PDCs as per Current LOI: ___

Future onsite dwelling opportunities reserved: ____

Note: Prior to preservation LOI must acknowledge reduction by 0.25 PDC for each anticipated dwelling opportunity being reserved.

PDCs proposed to be retired by the proposed preservation easement ___

Property Tax Lot is within: ___ Agricultural Production Area
___ Special Agricultural Production Area
___ Preservation Area District
___ Multiple Management Areas
___ Pinelands Villages and towns
___ Rural Development
___ Regional Growth Areas
___ Forest Areas

(if property is not at least partially in the Agricultural Production, Special Agricultural Production or Pinelands Preservation areas do not use this worksheet)
AP (Agricultural Production) Management Area  N.J.A.C. 7:50 – 5.24

___yes  ____ no

1. **Property is eligible** for 1 unit per 40 acre cluster provision

   Rule: Non-farm housing units at gross density of 1:40 acres (N.J.A.C. 7:50-5.24(a)3)

   a. Unit(s) shall be clustered on one acre lots, unless municipality determines residential development is incompatible with agricultural use

   i. *If new residential lots are being created (subdivided off), each new lot must be one acre in size (not smaller and not bigger).*

   ii. *Standard septic systems can be used*

   b. Requires deed restriction of remainder of lot with severance of any PDCs

   **Note:** *Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.*

   **Subject Property Potential Yield under 1:40 cluster provision**

   # of acres ___

   # of potential subdivisions ___ (# of acres/40) on 1 acre lots

2. **Property is eligible** for 1 accessory to agriculture unit per 10 acres every 5 years for farm operator/employee

   Rule: 1 unit: 10 acres farm related housing (N.J.A.C. 7:50-5.24(a)2)

   a. Dwelling must be accessory to active agricultural operation

   b. Dwelling must be for an operator or employee of farm actively engaged in operation

   c. Lot has not been subdivided within last 5 years unless done so under cultural housing provision

   d. No more than one lot can be created under this provision at one time

   **Subject Property Potential Yield under 1:10 every 5 years**

   # of acres ___

   # of potential dwellings/subdivisions ___ (# of acres/10) Accessory to Agriculture

   # of years until fully developed ___ (# potential units/subdivisions x 5)
SADC Pinelands Onsite Development Potential Worksheet

Farm/Owner:

An appraiser should consider length of term to achieve full development when assessing value impact. For instance, under the above scenario a 100 acre property could be potentially subdivided 10 times until it can be subdivided no further, but it would take 50 years to accomplish this. The present value of such distant future benefits needs to be carefully considered by the appraiser. The requirement that the opportunity (new lot or house) needs to be accessory to agriculture must also be taken into account.

Note: Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.

3. Property is eligible for 3.2 acre Cultural Housing Provision
   Rule - Cultural Housing Provision (N.J.A.C. 7:50-5.32)
   a. 3.2 acre lot requirement
      i. For lots existing as of Feb. 8, 1979 the 3.2 acre requirement may be reduced to 1 acre with township variance and purchase of 0.25 PDCs
   b. Unit must be principal residence of property owner or immediate family member
   c. Individual whose residence it will be has not developed a similar unit within previous 5 years
   d. Parcel must have been in continuous ownership of individual or their family since Feb. 7, 1979
   e. Individual whose residence it will be has resided in Pinelands for at least 5 years or he or member of family for a total of at least 20 different years

Note: Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.

4. Other potential uses of the property under AP Management Area
   Seasonal Agricultural Labor Housing - Eligible
   Agricultural Commercial Establishments up to 5,000 SF - Eligible
   Agriculture and Agricultural Structures - Eligible
   Low intensity Recreational Uses - Eligible
   Expansion of intensive recreational uses (in existence 2/7/1979) __ yes __ no

Substantially Similar Zoning: Please provide applicable municipal zoning code. This should be confirmed with the Pinelands Commission. _____ (check if applicable)
Wetlands/Buffers: Wetland buffers are uniformly 300’ wide in the Pinelands and septic systems are not permitted in the buffer area. If a proposed house cannot be sited on the property outside wetlands and wetlands buffers, the property may be eligible for a waiver of strict compliance from the Pinelands Commission. When considering a request for a waiver, the Commission considers not only the property itself but all contiguous lands in common ownership on or after 1979. A waiver would allow for the construction of only one dwelling on the parcel, in its entirety. If there is an existing house on the property or on any commonly owned contiguous lands, a waiver for an additional dwelling cannot be approved.

SAP (Special Agriculture Production) Management Area N.J.A. C. 7:50 – 5.25
___ yes ___ no

1. Property is eligible for large farm lot dwelling/subdivision (40+ acre units)

   Rule: 1 unit: 40 acres farm-related housing (N.J.A.C. 7:50-5.25(b)) (If permitted by Township)
   a. Dwelling must be accessory to active agricultural operation
   b. Dwelling must be for an operator or employee of farm actively engaged in operation
   c. Lot has not been subdivided within last 5 years unless done so under cultural housing provision
   d. No more than one lot can be created under this provision at one time

   Note: Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.

   Note: There are eight municipalities which contain SAP Areas: Bass River, Hammonton, Medford, Pemberton, Shamong, Tabernacle, Washington and Woodland. All but two (Medford and Pemberton) permit 1 per 40 farm related housing.

Subject Property Potential Yield under 1:40 large farm lot development

   # of acres ____
   # of Potential 40 acre farm units ____ (# of acres/40)

2. Property is eligible for 3.2 acre Cultural Housing Provision (N.J.A.C. 7:50-5.32)

dwelling/subdivision

   Rule - Cultural Housing Provision (N.J.A.C. 7:50-5.32)
a. 3.2 acre lot requirement
   i. For lots existing as of Feb. 8, 1979 the 3.2 acre requirement may be
      reduced to 1 acre with township variance and purchase of 0.25 PDCs
b. Unit must be principal residence of property owner or immediate family member
c. Individual whose residence it will be has not developed a similar unit within
   previous 5 years
d. Parcel must have been in continuous ownership of individual or their family since
   Feb. 7, 1979
e. Individual whose residence it will be has resided in Pinelands for at least 5 years
   or he or member of family for a total of at least 20 different years.

Note: Appraisers that feel this is the highest and best use of a property must deduct the
number of PDCs that would need to be expended to develop a particular number of onsite
units from consideration in the easement value, by not valuing those credits in the before
value.

3. Other potential uses of the property under SAP Management Area

   Seasonal Agricultural Labor Housing - Eligible

   Accessory Farm Markets - Eligible

   Berry Agriculture and related Berry Agricultural Structures - Eligible

4. The SAP does not provide for:

   1 farm accessory unit per 10 acres every 5 years for farm manager/owner/relative
   1 unit per 40 acre non-farm housing cluster provision (1 acre lots)

Substantially Similar Zoning: Please provide applicable municipal zoning code. This should be
confirmed with the Pinelands Commission. _____ (check if applicable)

Wetlands/Buffers: Wetland buffers are uniformly 300’ wide in the Pinelands and septic systems are not
permitted in the buffer area. If a proposed house cannot be sited on the property outside wetlands and
wetlands buffers, the property may be eligible for a waiver of strict compliance from the Pinelands
Commission. When considering a request for a waiver, the Commission considers not only the property
itself but all contiguous lands in common ownership on or after 1979. A waiver would allow for the
construction of only one dwelling on the parcel, in its entirety. If there is an existing house on the
property or on any commonly owned contiguous lands, a waiver for an additional dwelling cannot be
approved.
Pinelands Preservation Area District N.J.A.C. 7:50-5.22  ___ yes  ___ no

1. Property is eligible for Cultural Housing Provision (N.J.A.C. 7:50-5.32) subdivision
   a. 3.2 acre lot requirement
      i. For lots existing as of Feb. 8, 1979 the 3.2 acre requirement may be reduced to 1 acre with township variance and purchase of 0.25 PDCs
   b. Unit must be principal residence of property owner or immediate family member
   c. Individual whose residence it will be has not developed a similar unit within previous 5 years
   d. Parcel must have been in continuous ownership of individual or their family since Feb. 7, 1979
   e. Individual whose residence it will be has resided in Pinelands for at least 5 years or he or member of family for a total of at least 20 different years.

   Note: Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.

2. The Preservation Area District does not provide for:
   1 unit per 40 acre non-farm housing cluster provision
   Farm –related housing (1 per 40 acres or 1 per 10 acres)

3. Other potential uses of the property under Preservation District Management Area (If permitted by the municipality)
   Seasonal Agricultural Labor Housing  ___ yes  ___ no
Agricultural employee housing as an element of, and accessory to, an active agricultural operation __yes __ no
Accessory Farm Markets __ yes __ no
Agricultural Structures __ yes __ no
Low intensity Recreational Uses __yes __ no
Expansion of intensive recreational uses (in existence 2/7/1979) __ yes __ no

Substantially Similar Zoning: Please provide applicable municipal zoning code in appraisal. This should be confirmed with the Pinelands Commission. _____ (check if applicable)

Wetlands/Buffers: Wetland buffers are uniformly 300’ wide in the Pinelands and septic systems are not permitted in the buffer area. If a proposed house cannot be sited on the property outside wetlands and wetlands buffers, the property may be eligible for a waiver of strict compliance from the Pinelands Commission. When considering a request for a waiver, the Commission considers not only the property itself but all contiguous lands in common ownership on or after 1979. A waiver would allow for the construction of only one dwelling on the parcel, in its entirety. If there is an existing house on the property or on any commonly owned contiguous lands, a waiver for an additional dwelling cannot be approved.
## Pinelands Onsite Development Guide

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<td>Agricultural Production</td>
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<td><strong>Development Opportunity</strong></td>
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<tr>
<td>3.2 ACRE CULTURAL HOUSING - 1 EVERY 5 YEARS</td>
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<tr>
<td>1DU/40 ACRE CLUSTER OPTION</td>
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<td>1DU/10 ACRE ACCESSORY TO AGRICULTURE EVERY 5 YEARS</td>
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<tr>
<td>1DU/40 - ACCESSORY TO AGRICULTURE EVERY 5 YEARS</td>
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<td>SEASONAL AGRICULTURAL LABOR</td>
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<td>RDSO - Residual Dwelling Site Opportunity</td>
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<tr>
<td>AGRICULTURAL STRUCTURES</td>
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<td>FARM MARKETS UP TO 5,000 SF</td>
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<td>LOW INTENSITY RECREATIONAL USES INCLUDING HUNTING /FISHING</td>
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All development is subject to Pinelands review as well as municipal approval.

Wetlands and wetlands buffers standards apply to agricultural structures and are subject to municipal review.

Exception areas are subject to Pinelands and municipal regulations including wetland and buffer regulations.

Municipal ordinance should be checked to verify whether a use listed on the above chart is permitted in a particular zoning district.
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Farm/Owner: