

### Easement Monitoring Data for FY 2019 and Going Back to FY 2011

	2011			2012			2013			2014			2015			2016			2017			2018			2019			2011-2019						
Easement Holder	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	e-Forms Usage			
County Agriculture Development Board																																		
Atlantic	11	12	109%	12	0	0	12	8	67%	12	8	67%	11	9	82%	11	7	64%	11	11	100%	11	11	100%	11	11	100%	11	11	100%	102	77	75%	Yes
Bergen	7	7	100%	7	6	86%	7	7	100%	7	7	100%	8	8	100%	8	8	100%	8	8	100%	8	7	88%	8	8	100%	8	8	100%	68	66	97%	Yes
Burlington	156	169	108%	171	179	105%	173	164	95%	178	182	102%	198	191	96%	210	207	99%	214	201	94%	214	231	108%	230	218	95%	230	218	95%	1744	1742	100%	Yes
Camden	1	0	0%	4	0	0%	5	0	0%	6	0	0%	6	0	0%	6	0	0%	6	6	100%	6	0	0%	6	0	0%	6	0	0%	46	6	13%	No
Cape May	42	43	102%	43	41	95%	44	18	41%	44	45	102%	45	45	100%	48	44	92%	48	42	88%	48	44	92%	49	49	100%	49	49	100%	411	371	90%	Yes
Cumberland <sup>5</sup>	97	53	55%	114	13	11%	123	56	46%	134	126	94%	141	0	0%	152	143	94%	166	149	90%	172	170	99%	180	180	100%	180	180	100%	1279	890	70%	No
Gloucester	113	20	18%	125	47	38%	131	22	17%	135	62	46%	135	51	38%	162	99	61%	159	126	79%	172	180	105%	192	125	65%	192	125	65%	1324	732	55%	Yes
Hunterdon	230	0	0%	246	0	0%	252	274	109%	255	270	106%	255	220	86%	289	215	74%	296	141	48%	301	243	81%	309	247	80%	309	247	80%	2433	1610	66%	Yes
Jersey	72	77	107%	74	77	104%	75	74	99%	77	81	105%	82	81	99%	86	80	93%	90	84	93%	90	83	92%	92	82	89%	92	82	89%	738	719	97%	Yes
Middlesex	37	41	111%	40	39	98%	41	38	93%	46	39	85%	48	48	100%	51	52	102%	52	48	92%	52	48	92%	54	50	93%	54	50	93%	421	403	96%	Yes
Monmouth	149	160	107%	155	116	75%	158	134	85%	161	156	97%	161	177	110%	173	162	94%	179	139	78%	179	166	93%	180	173	96%	180	173	96%	1495	1383	93%	Yes
Morris <sup>4</sup>	94	113	120%	100	93	93%	100	27	27%	103	102	99%	106	106	100%	106	106	100%	108	108	100%	110	110	100%	113	108	96%	113	108	96%	940	873	93%	No
Ocean	39	36	92%	42	36	86%	42	45	107%	42	45	107%	42	43	102%	46	42	91%	46	45	98%	46	45	98%	46	40	87%	46	40	87%	391	377	96%	Yes
Passaic	1	0	0%	1	1	100%	1	0	0%	1	0	0%	1	0	0%	2	0	0%	2	1	50%	2	0	0%	2	0	0%	2	0	0%	13	2	15%	Yes
Salem	103	79	77%	110	71	65%	118	29	25%	120	120	100%	120	128	107%	138	135	98%	150	140	93%	166	73	44%	177	121	68%	177	121	68%	1202	896	75%	Yes
Somerset	76	81	107%	76	90	118%	76	65	86%	77	50	65%	84	72	86%	93	80	86%	91	66	73%	92	70	76%	93	50	54%	93	50	54%	758	624	82%	Yes
Sussex	111	58	52%	117	82	70%	120	40	33%	122	47	39%	136	104	76%	137	106	77%	137	110	80%	137	126	92%	140	100	71%	140	100	71%	1157	773	67%	Yes
Warren	162	172	106%	171	107	63%	177	158	89%	183	171	93%	200	200	100%	214	205	96%	222	217	98%	223	232	104%	230	245	107%	230	245	107%	1782	1707	96%	Yes
County Totals/%	1,501	1,121	75%	1,608	998	62%	1,655	1,159	70%	1,703	1,511	89%	1,779	1,483	83%	1,932	1,691	88%	1,985	1,642	83%	2,029	1,839	91%	2,112	1,807	86%	2,112	1,807	86%	16,304	13,251	81%	83%
	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate	e-Forms Usage
Non-Profits <sup>1</sup>																																		
D & R Greenway	2	2	100%	2	2	100%	6	0	0%	4	4	100%	4	4	100%	5	4	80%	5	5	100%	5	5	100%	5	5	100%	5	5	100%	38	31	82%	Yes
NICF	7	1	14%	7	0	0%	20	9	45%	10	8	80%	15	9	60%	17	12	71%	22	20	91%	22	20	91%	22	21	95%	22	21	95%	142	100	70%	Yes
Ridge & Valley	4	2	50%	4	0	0%	6	6	100%	4	3	75%	5	3	60%	5	4	80%	5	5	100%	5	5	100%	5	2	40%	5	2	40%	43	30	70%	Yes
Monmouth Cons. Found.	1	1	100%	1	1	100%	2	0	0%	1	1	100%	2	2	100%	3	3	100%	3	3	100%	4	4	100%	5	5	100%	5	5	100%	22	20	91%	Yes
Nature Conservancy	0	0	0%	0	0	0%	0	0	0%	1	0	0%	1	0	0%	0	0	4-ATS	0	0	4-ATS	0	0	4-ATS	0	0	4-ATS	0	0	4-ATS	2	0	N/A	N/A
Hunterdon Land Trust	4	0	0%	4	0	0%	6	4	67%	5	0	0%	7	6	86%	7	6	86%	7	7	100%	7	6	86%	7	5	71%	7	5	71%	54	34	63%	Yes
Land Conservancy of NJ (for	0	0	0%	0	0	0%	1	1	100%	1	1	100%	1	1	100%	1	1	100%	1	1	100%	1	1	100%	1	1	100%	1	1	100%	7	7	100%	Yes
South Jersey L&W Trust	2	0	0%	2	0	0%	2	0	0%	3	2	67%	3	0	0%	2	2	100%	2	2	100%	2	2	100%	2	0	0%	2	0	0%	20	8	40%	Yes
Upper Raritan Water.	1	0	0%	1	0	0%	1	0	0%	1	0	0%	1	0	0%	0	0	1-ATC	0	0	1-ATC	0	0	1-ATC	0	0	1-ATC	0	0	1-ATC	5	0	N/A	N/A
Montgomery Friends	1	0	0%	1	0	0%	1	0	0%	1	0	0%	1	1	100%	1	0	0%	1	0	0%	1	0	0%	1	0	0%	1	0	0%	9	1	11%	No
Lamington Conservancy	1	0	0%	1	0	0%	1	0	0%	1	0	0%	1	0	0%	0	0	1-ATC	0	0	1-ATC	0	0	1-ATC	0	0	1-ATC	0	0	1-ATC	5	0	N/A	N/A
Non-Profit Totals/%	23	6	26%	23	3	13%	46	20	43%	32	19	59%	41	26	63%	41	32	78%	46	43	93%	47	43	91%	48	39	81%	48	39	81%	347	231	67%	88%
	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate	e-Forms Usage
SADC																																		
SADC Totals/%	406	415	102%	422	421	100%	437	455	104%	437	454	104%	444	444	100%	479	475	99%	482	467	97%	503	498	99%	513	419	82%	513	419	82%	4123	4,048	98%	100%
All Programs	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate <sup>1</sup>	Farms to Monitor	Farms Completed	Comp. Rate	e-Forms Usage
State Totals/%	1,907	1,536	81%	2,030	1,419	70%	2,138	1,634	76%	2,172	1,984	91%	2,264	1,953	86%	2,452	2,198	90%	2,513	2,152	86%	2,579	2,380	92%	2,673	2,265	85%	2,673	2,265	85%	20,774	17,530	84%	85%
<sup>1</sup> Uses own database that predates SADC e-Form.																																		
<sup>2</sup> Farms to monitor fluctuates as new easements are acquired versus the assignment of easements to other holders, especially CADBs.																																		
<sup>3</sup> Completion rate sometimes adds up to more than 100% due to easement acquisition closings and division of premises.																																		
<sup>4</sup> ATC - Assigned to County																																		
<sup>5</sup> ATS - Assigned to SADC																																		
<sup>6</sup> Uses own system																																		
FY2019 "Farms to Monitor" Totals																																		
o 92 farms closed in FY2018 (81 easements held by CADBs, 10 by SADC, and 1 by Non-Profit)																																		
o 2 division of premises in FY 2018 (resulting in 2 additional farms to monitor - 1 in Middlesex and 1 in Monmouth)																																		
o So 94 additional farms to monitor in FY2019 (added these 94 to the FY2018 "Farms to Monitor" totals to get the FY2019 "Farms to Monitor" totals.																																		
S:\Stewardship of Preserved Farms\Monitoring\2019 Annual Report\2019 Annual Monitoring Report.xlsx\11\Inspections																																		



### Attachment 3

E-Form Reported Issues 2019	Concerns	As % of Total Concerns	County and Non-Profit Held Easment Concerns	SADC Held Easement Concerns	CADB, Non-Profit & SADC Suspected Violations	As % of Total Suspected Violations
Ag Labor Housing	4	2.0%	2	2	1	3%
Conservation - Erosion	62	31.5%	24	38	7	20%
Conservation - Land Grading	1	0.5%	0	1	1	3%
Conservation - Water Management/Flooding/Drainage	16	8.1%	10	6	1	3%
Dumping/Trash	34	17.3%	30	4	9	26%
Encroachment	15	7.6%	14	1	0	0%
Impervious Coverage	1	0.5%	1	0	0	0%
Manure Management	2	1.0%	2	0	1	3%
Neighbor concerns	2	1.0%	2	0	2	6%
Non-Agricultural Use	12	6.1%	11	1	3	9%
Overgrown Fields	34	17.3%	12	22	6	17%
Soil Disturbance	2	1.0%	2	0	2	6%
Unapproved Residence	3	1.5%	1	2	2	6%
Unapproved Solar	9	4.6%	6	3	0	0%
<b>Total Number of Concerns</b>	<b>197</b>	<b>100%</b>	<b>117</b>	<b>80</b>	<b>35</b>	<b>100%</b>
<b>Total Monitoring Visits with a Potential Concern or Violation Observed (as reported through e-Forms)</b>	<b>205</b>					
<b>Total Monitoring Visits Using e-Forms (doesn't include Morris and Cumberland, which didn't use the e-Form)</b>	<b>1,977</b>					
<b>Percent Monitoring Visits with a Potential Concern or Violation Observed</b>	<b>9.96%</b>					
<p>*All concerns and violations are as reported in e-Form by inspection staff of CADBs, Non-Profits, and SADC.</p> <p>One violation (Picozzi) has been confirmed by the Committee (and carries forward as a violation from FY2018).</p> <p>Further review and actual determinations regarding certain SADC-held easement farms with concerns are pending. Most County and non-profit-held easement concerns/violations are handled at the local level.</p>						



**Attachment 4**

<b>Routine Stewardship Matters Acted Upon by the SADC in FY 2019</b>	<b>Number</b>	<b>Approved/Denied</b>	<b>Notes</b>
Division of Premises	4	4/0	
New House Construction	4	4/0	
Ag Labor Housing	2	2/0	
Solar	2	2/0	
Cell Tower	0	0/0	
RDSO (Residual Dwelling Site Opportunity)	0	0/0	
<b>Total</b>	<b>12</b>		
<b>Stewardship Concerns Brought to the SADC in FY 2019</b>	<b>Number</b>	<b>Approved / Denied / Declared Violation / Discussion Only</b>	<b>Properties/Issue</b>
Review of Activities	1	Declared Violation	Picozzi - Non-Agricultural Use in Farm Building
DOE Concerns	1	Discussion Only	Casola - Non-Agricultural Use/Farm store
<b>Total Monitoring Inspections 2019</b>	<b>2,266</b>		
<b>Percent Monitoring Inspections Resulting in Review of Activities 2019</b>	<b>0.04%</b>		



## Attachment 5

## Stewardship Concerns Pending

SADC ID#	Easement Holder	County	Municipality	Property	Block	Lot	Closing Date	State Funding	Source of State Funding	Issue	Paragraph(s) of DOE Out of Compliance	Status
03-0029-FS	County	Burlington	Pemberton	Dragon Land/Sybron	780	1, 2, 3 & 5	6/29/2005	\$393,504.57	FY2003 GSPT	Erosion	1, 2, 3, 4, 5, 6	County taking legal action against landowner.
05-0049-EP	County	Cape May	West Cape May	Willow Creek/Wilde	73;74	9;2	6/11/2007	\$533,999.92	FY2005 GSPT	Unapproved Ag Labor Unit	1, 3, 12	Landowner refuses to respond to requests to m application for ag labor unit.
08-0010-EP	County	Gloucester	South Harrison	Sorbello	6	8	12/29/1997	\$111,120.90	1989 Bond Fund	House not completely on exception area		Under CADB and SADC Review
08-0010-EP	County	Gloucester	South Harrison	Sorbello	6	8	12/29/1997	\$111,120.90	1989 Bond Fund	Non-Ag Use/Farm Market and Barn	1,2, 3, 4	Under CADB and SADC Review
10-0020-EP	County	Hunterdon	Franklin	Quaker Valley Farms/Mathews	37	42	9/22/1993	\$241,608.04	1989 Bond Fund	Soil Disturbance	1, 2, 3, 4, 5, 6	Supreme Court decision in favor of SADC 8/14/1
13-0159-EP	County	Monmouth	Manalapan	Casola	4.01;12	11.01;12.03	2/7/2002	\$ 3,504,508.82	FY2000 GSPT	Non- Ag use/Store	1, 2, 3, 4	SADC working with landowner on remediation.
14-0121-EP	County	Morris	Chester	Alstede (Hideaway Farm LLC #1)	15	28.01, 28.02	12/28/2006	\$1,562,850.60	FY2007 GSPT	Non-ag use/Barn events	1, 2, 3, 4	Under CADB and SADC Review
14-0131-EP	County	Morris	Harding	Picozzi	8	2; 2.01; 2.02	5/15/2009	\$ 732,975.00	FY2006 GSPT	Non-ag use/Hockey rink in barn	1, 2, 3, 4	Landowner has appealed SADC decision to App Division.
15-0002-EP	County	Ocean	Plumsted	Laurita/Plum	75	5.01	11/30/1993	\$650,652.07	1989 Bond Fund	Non-Agricultural Use	1, 2, 3, 4	SADC staff working with County to resolve outstanding issues regarding compliance with Winery SOE law.
18-0029-EP	County	Somerset	Branchburg	Taverner	77	36.03	3/31/1992	\$1,780,363.50	1989 Bond Fund	Owner living in Ag labor unit/ non ag uses	1, 2, 3, 4, 14	CADB working with owner to resolve
18-0010-DN	SADC	Somerset	Montgomery	Hunter Farms	26001	1.02	12/2/2003	0	Donation-state	Non-ag use/horse shows	1, 2, 3, 4	Under SADC review
18-0002-NP	Township	Somerset	Montgomery	Raymond/Greenburg/MFOS	31001	20 & 20.01	2/27/2007	\$429,960.00	FY2000 GSPT	Importation of Fill	1, 2, 5, 6, 7	SADC Staff working with Township to bring prop back into compliance.
19-0038-EP	County	Sussex	Hampton	Kolich/Neppl	3105	1.01	1/15/2002	\$141,912.81	FY2000 GSPT	Unapproved Ag Labor Unit	1, 3, 12	Pending review with County.
21-0477-PG	County	Warren	Greenwich	Riewerts-Tribble/Schuster	44	5; 24	6/30/2010	\$213,234.10	FY2007 GSPT	Relocation of Driveway	1, 2, 9, 13, 15c	SADC denial contested by landowner. Matter remanded to OAL.
21-0014-PG	County	Warren	Pohatcong	Willard	113	5, 10, 11, 18	4/26/2004	\$408,339.97 \$480,577.63	FY2001 GSPT FY2002 GSPT	Runoff/soil conservation	6	County taking lead on remedying issue.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2020R1(4)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**CAPE MAY COUNTY**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of DLB Holdings, LLC ("Owner")**  
**SADC ID#05-0025-PG**  
**Dennis Township, Cape May County**  
**N.J.A.C. 2:76-17 et seq.**

**January 23, 2020**

WHEREAS, on March 7, 2019 it was determined that the application for the sale of a development easement for the subject farm identified as Block 53, Lots 4-9, 48, 51.01, 52.01, and 58, Dennis Township, Cape May County, totaling approximately 337.93 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 Dennis Project Area; and

WHEREAS, the Property includes no exception areas, zero (0) single family residential units, zero (0) Residual Dwelling Site Opportunities (RDSO), zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in sod, ornamental nursery products and rye production; and

WHEREAS, the Property has a quality score of 65.72 which exceeds 59.19, 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 September 26, 2019 the SADC certified a development easement value of \$1,400 per acre based on zoning and environmental regulations in place as of the current valuation date March 23, 2019; and

WHEREAS, the certification of easement value was and this Final Approval is conditioned on extinguishing the existing lot lines and consolidating all acreage into a single tax lot simultaneously with closing for ease of future taxation and monitoring; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$2,400 per acre for the development easement for the Property, which is higher than the certified easement value and equal to the highest appraised value of \$2,400; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 12, 2019, the Dennis 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 October 28, 2019, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 12, 2019, the County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding 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, 348.08 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 348.08 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$375,926.40	(\$1,080/acre) based on certified value
<u>County</u>	<u>\$459,465.60</u>	<u>(\$1,320/acre) based on County offer of \$2,400</u>
Total Easement Purchase	\$835,392.00	(\$2,400/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 \$375,926.40 in base grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED:

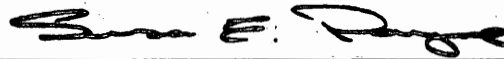
1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 348.08 easement acres, at a State cost share of \$1,080 per acre, (77.14% of certified easement value and 45.00% of the purchase price), for a total grant of approximately \$375,926.40 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. The certification was and this Final Approval is conditioned on extinguishing the existing lot lines and consolidating all acreage into a single tax lot simultaneously with closing for ease of future taxation and monitoring.
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 fund).



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 Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
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.

1/23/2020

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting 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
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



## Wetlands



X:\counties\capco\projects\DLB Holdings, LLC fww.mxd

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

DLB Holdings, LLC  
Block 53 Lots 4 (4.1 ac); 5 (2.5 ac); 6 (11.1);  
7 (27.5 ac); 8 (32.4 ac); 9 (1.5 ac);  
48 (80.8 ac); 51.01 (56.5 ac); 52.01 (67.6 ac) & 58 (67.3 ac)  
Gross Total = 351.3 ac  
Dennis Twp., Cape May 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  
NOI/TOGIS 2015 Digital Aerial Image

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

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

- Property In Question**
- Wetlands Boundaries**
- 300 ft Buffered Wetlands**
- Primary - Limited Access**
- Federal or State Hwys**
- County Roads**
- Municipal/Local Roads**
- Tidelands Boundary**
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S and 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

February 19, 2019



**SADC County Financial Status  
Schedule B**

**Cape May County**

SADC ID#	Farm	Municipality	Acres	SADC		Federal Grant		Base Grant				Competitive Funds			
								Fiscal Year 09		Maximum Grant		Fund Balance			
				Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance
											2,259,318.30				
05-0023-PG	Tomlin, Carol A. (Shenandoah)	Woodbine Boro	14.5080	116,048.00	71,078.40			72,177.00	71,078.40	71,078.40	2,188,238.90				
05-0020-PG	B-Jack Farms, LLC	Middle	6.7070	80,484.00	48,290.40			48,816.00	48,290.40	48,290.40	2,139,948.50				
05-0025-PG	DLB Holdings LLC	Dennis	348.0800	835,392.00	375,926.40			375,926.40			1,764,022.10				
Closed	2		21.2130	196,532.00	119,368.80										
Encumbered	1		348.0800	835,392.00	375,926.40										
								Encumber/Expended FY09	139,948.50	-	119,368.80	-			
								Encumber/Expended FY11	235,977.90	-	-	1,264,022.10			
								Encumber/Expended FY13	-	-	-	500,000.00			
								Encumber/Expended FY17	-	-	-	-			
								Encumber/Expended FY18	-	-	-	-			
								Total			1,764,022.10				3,000,000.00
															5,000,000.00



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

DLB Holdings, LLC  
05- 0025-PG  
County PIG Program  
351 Acres

Block 53	Lot 4	Dennis Twp.	Cape May County
Block 53	Lot 5	Dennis Twp.	Cape May County
Block 53	Lot 6	Dennis Twp.	Cape May County
Block 53	Lot 7	Dennis Twp.	Cape May County
Block 53	Lot 8	Dennis Twp.	Cape May County
Block 53	Lot 9	Dennis Twp.	Cape May County
Block 53	Lot 48	Dennis Twp.	Cape May County
Block 53	Lot 51.01	Dennis Twp.	Cape May County
Block 53	Lot 52.01	Dennis Twp.	Cape May County
Block 53	Lot 58	Dennis Twp.	Cape May County

**SOILS:**

Local	3% *	.05	=	.15
Prime	41% *	.15	=	6.15
Statewide	18% *	.1	=	1.80
Unique zero	38% *	0	=	.00

**SOIL SCORE: 8.10**

**TILLABLE SOILS:**

Cropland Harvested	31% *	.15	=	4.65
Wetlands	38% *	0	=	.00
Woodlands	31% *	0	=	.00

**TILLABLE SOILS SCORE: 4.65**

**FARM USE:**

Other	47 acres
Ornament Nursery Products	120 acres
Sod	150 acres

Rye

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. lot consolidation
  - 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 FY2020R1(5)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
CUMBERLAND COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Cruzan, Dale F. Sr. et al ("Owners")  
SADC ID#06-0196-PG  
Stow Creek Township, Cumberland County  
N.J.A.C. 2:76-17 et seq.

January 23, 2019

WHEREAS, on September 14, 2017, it was determined that the application for the sale of a development easement for the subject farm identified as Block 26, Lot 11.02, Stow Creek Township, Cumberland County, totaling approximately 23 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 Owners 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 Stow Creek Project Area; and

WHEREAS, the Property includes no exception areas, resulting in approximately 23 gross acres to be preserved; and

WHEREAS, the Property includes:

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

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

WHEREAS, the Property has a quality score of 65.04 which exceeds 44, 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 October 26, 2017, the SADC certified a development easement value of \$5,350 per acre based on zoning and environmental regulations in place as of the current valuation date June 1, 2017; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,350 per acre for the development easement for the Property; and

WHEREAS, on December 9, 2019, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 9, 2018, the Stow Creek Township Committee approved the application for the sale of development easement but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 13, 2018, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 27, 2018, the County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$1,775 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, 23.7 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 23.7 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$84,727.50	(\$3,575/acre)
<u>County</u>	<u>\$42,067.50</u>	<u>(\$1,775/acre)</u>
Total Easement Purchase	\$126,795	(\$5,350/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 \$84,727.50 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:

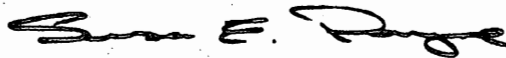
1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 23.7 net easement acres, at a State cost share of \$3,575 per acre, (66.82% of certified easement value and purchase price), for a total grant of approximately \$84,727.50. pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
4. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.



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

1/23/2020

Date

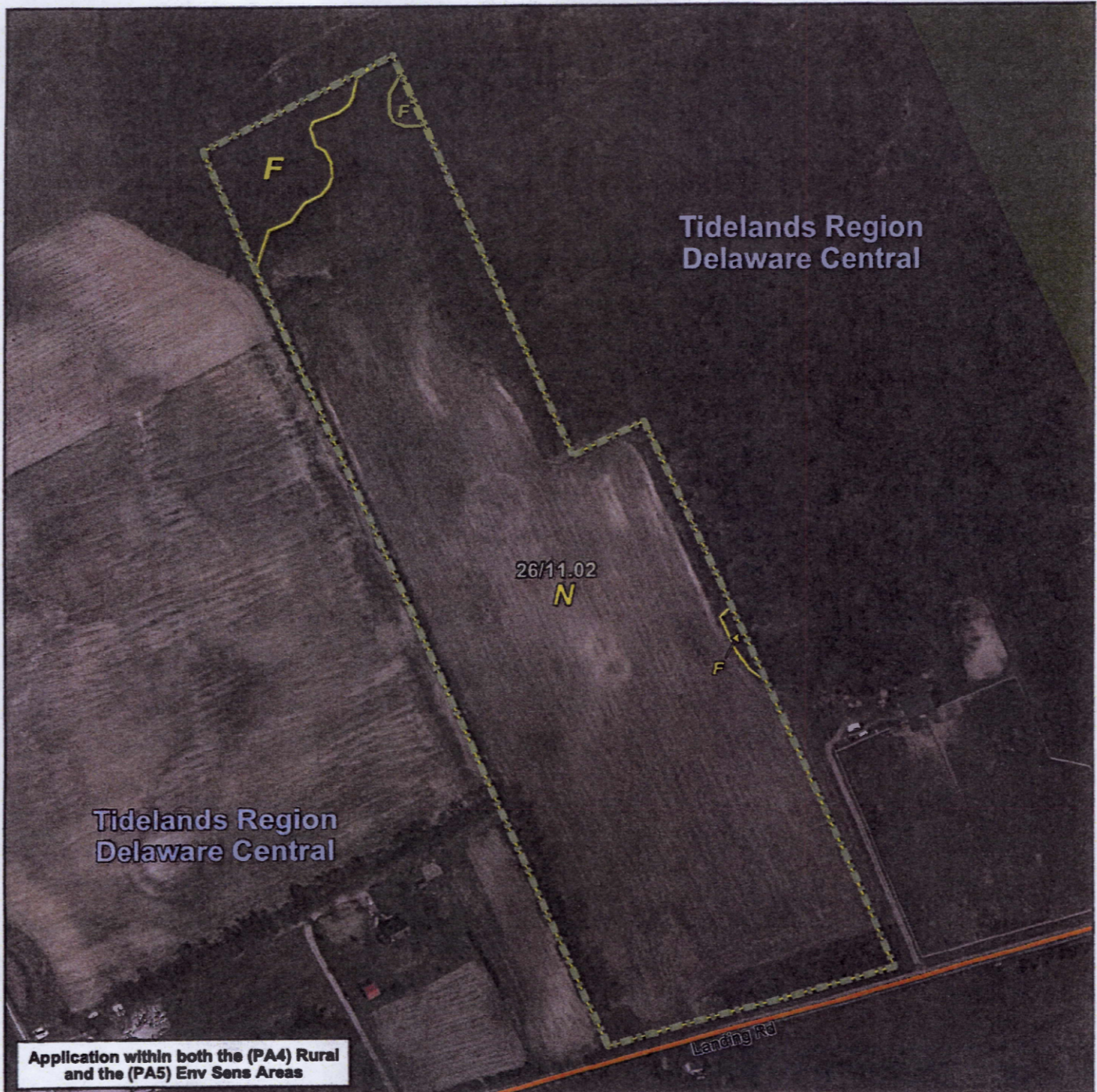


Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting 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
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES





X:\counties\cumco\projects\Cruzan\_Farm\_fwv.mxd

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

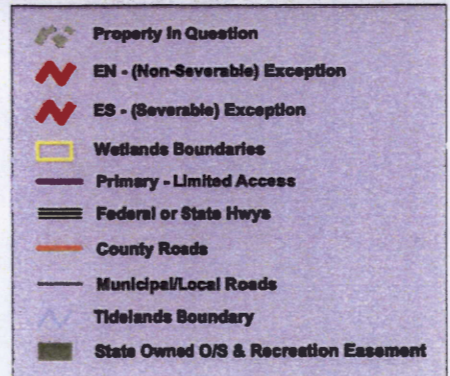
Cruzan Farm  
Block 26 Lot 11.02 (22.9 ac)  
Gross Total = 22.9 ac  
Stow Creek Twp., Cumberland County



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

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



# Preserved Farms and Active Applications Within Two Miles

Schellert

X:\counties\cumco\projects\Cruzan\_Farm\_2mile.mxd

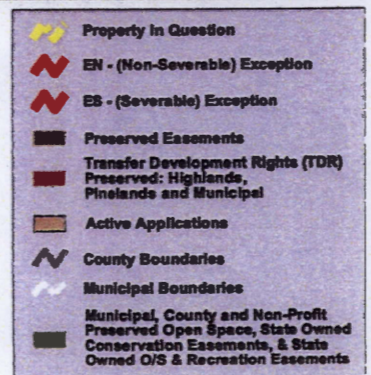


Application within both the (PA4) Rural  
and the (PA5) Env Sens Areas

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Cruzan Farm  
Block 26 Lot 11.02 (22.9 ac)  
Gross Total = 22.9 ac  
Stow Creek Twp., Cumberland 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  
NJOT/OGIS 2015 Digital Aerial Image

August 15, 2017



SADC County Pig Financial Status  
Schedule B

Cumberland County

SADC ID#	Farm	Municipality	Acres	SADC		Federal Grant		Base Grant				Competitive Funds							
				Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year				Maximum Grant				Fund Balance			
								Fiscal Year 11	Fiscal Year 13	Fiscal Year 17		Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18
								Encumbered	PV	Expended	Balance	Encumbered	PV	Expended		FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance
											3,500,000.00								
06-0174-PG	Russell, Velan M. (Ray, William Henry)	Upper Deerfield	8.9000	40,060.00	27,590.00							31,830.00	27,590.00	27,590.00		123,222.83			
06-0172-PG	Shoemaker, Joseph C. & Betty P. #1	Hopewell	27.9860	176,387.40	112,482.86							112,482.86	112,482.86	112,482.86		10,740.07			
06-0171-PG	Shoemaker, Joseph C. & Betty P. #2	Hopewell	57.2610	320,861.80	211,866.70			203,263.26	203,263.26	203,263.26	796,746.75	8,612.46	8,612.46	8,612.46		2,127.62			
06-0164-PG	App, Bonnie L. #1	Hopewell	36.9010	273,067.40	169,744.60			170,668.00	169,744.60	169,744.60	627,002.15								
06-0167-PG	App, Bonnie L. et al. #2	Hopewell	115.3180	713,047.50	458,000.25			406,406.50			130,503.65								
06-0173-PG	Coleman & Charlton (Fleetwood)	Stow Creek	36.8220	224,614.20	145,446.90			129,770.25	129,770.25	129,770.25	823.40	18,749.76	16,676.06	16,676.06				4,984,323.35	
06-0176-PG	Als, Kenneth & Carol (Lot 2)	Hopewell	12.8330	70,861.50	46,840.45							71,439.60	46,840.45	46,840.45				4,937,482.90	
06-0181-PG	Baltinger, Frank P., III	Hopewell	66.2970	438,638.00	280,632.80							287,833.60	280,632.80	280,632.80				4,866,850.30	
06-0182-PG	Baltinger, Shirley	Hopewell	39.0850	197,643.48	132,476.84							142,101.38	132,476.84	132,476.84				4,826,374.46	
06-0177-PG	Als, Kenneth O. & Carol H. (Lot 7.02)	Hopewell	21.3860	128,316.00	83,406.40							86,374.00	83,406.40	83,406.40				4,440,988.06	
06-0149-PG	Casper, Todd & Margret (Lot 9.05)	Upper Deerfield	32.3370	165,112.00	106,983.20							111,487.20	106,983.20	106,983.20				4,334,876.68	
06-0187-PG	Eschus, T. Glenn, Ella M., Travis & Rebekah	Upper Deerfield	51.7310	274,174.30	183,946.06							183,946.06	183,946.06	183,946.06				4,181,350.61	
06-0188-PG	Homan, Garry & Diane	Stow Creek	46.3020	217,991.80	148,586.88							148,586.88	148,586.88	148,586.88				4,002,790.83	
06-0189-PG	A&A Likanchuk Enterprises (Likanchuk, John)	Hopewell	46.7200	213,764.30	148,410.18			823.40	823.40	823.40		148,586.78	148,586.78	148,586.78				3,887,174.15	
06-0193-PG	Mohaffey, Robert	Upper Deerfield	120.5100	482,040.00	337,426.00							337,426.00						3,519,740.15	
06-0194-PG	Cedar Rose Winery	Deerfield	31.2480	221,794.80	138,913.66							142,068.60	138,913.66	138,913.66				3,380,732.00	
06-0190-PG	Sparacio, Jr. Anthony & Sparacio, III Anthony	Deerfield	20.3680	164,796.80	86,729.60							84,423.00	86,729.60	86,729.60				3,286,003.00	
06-0185-PG	Sparacio, Anthony III & Anthony, Jr (Lot 40)	Deerfield	12.1060	60,636.00	41,160.40							41,160.40	41,160.40	41,160.40				3,243,842.80	
06-0184-PG	M. R. Dickinson & Son, Inc.	Stow Creek	61.7400	314,874.00	213,003.00							213,003.00						3,030,639.60	
06-0190-PG	Eberdale Farms (Lot 8)	Stow Creek	101.6340	588,897.20	386,829.20							386,829.20						2,845,010.40	
06-0196-PG	Cruzan, Dale F. Sr. et al	Stow Creek	23.7000	126,706.00	84,727.60							84,727.60						2,590,282.00	
06-0198-PG	Eberdale Farms (Lot 3)	Hopewell	25.7500	164,500.00	100,426.00							100,426.00						2,459,857.00	
Closed	78		3,763,6160	19,382,116.97	12,871,531.84	2,598,860.82	668,867.39												
Encumbered	6		448.5520	2,381,053.70	1,580,378.95														
								Encumber/Expended FY09	-	-	-	-	-	-	-				
								Encumber/Expended FY11	-	-	1,500,000.00	-	-	3,000,000.00	-				
								Encumber/Expended FY13	-	-	1,000,000.00	-	-	4,997,872.38	-		2,127.62		
								Encumber/Expended FY17	496,406.50	-	503,591.50	-	1,121,412.70	-	1,418,729.40			2,459,857.90	
								Encumber/Expended FY18											2,000,000.00
								Total			0.00					-	2,127.62	2,459,857.90	2,000,000.00



Schedule C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Cruzan, Dale F. Sr, et al  
06- 0196-PG  
County PIG Program  
23 Acres

Block 26	Lot 11.02	Stow Creek Twp.	Cumberland County
<b>SOILS:</b>		Prime	87% * .15 = 13.05
		Unique zero	13% * 0 = .00
			<b>SOIL SCORE: 13.05</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	79% * .15 = 11.85
		Wetlands/Water	5% * 0 = .00
		Woodlands	16% * 0 = .00
			<b>TILLABLE SOILS SCORE: 11.85</b>
<b>FARM USE:</b>	Soybeans-Cash Grain	21 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as 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 FY2020R1(6)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
CUMBERLAND COUNTY

for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Eberdale Farms (Lot 3) ("Owner")  
SADC ID#06-0198-PG  
Hopewell Township, Cumberland County  
N.J.A.C. 2:76-17 et seq.

January 23, 2020

WHEREAS, on April 3, 2018, it was determined that the application for the sale of a development easement for the subject farm identified as Block 14, Lot 3, Hopewell Township, Cumberland County, totaling approximately 25 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, and Non-Agricultural Uses; and

WHEREAS, the targeted Property is located in the County's Shiloh-Hopewell North Project Area; and

WHEREAS, the Property includes no exception areas, resulting in approximately 25 gross acres to be preserved; and

WHEREAS, the Property includes:

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

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

WHEREAS, the Property has a quality score of 69.35 which exceeds 44, 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 24, 2018, the SADC certified a development easement value of \$6,000 per acre based on zoning and environmental regulations in place as of the current valuation date December 1, 2017; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,000 per acre for the development easement for the Property; and

WHEREAS, on December 11, 2019, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on September 20, 2018, the Hopewell 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 July 10, 2018, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 25, 2018, the County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$2,100 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, 25.75 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 25.75 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$100,425	(\$3,900/acre)
County	\$54,075	(\$2,100/acre)
Total Easement Purchase	\$154,500	(\$6,000/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 \$100,425 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 Property, comprising approximately 25.75 gross easement acres, at a State cost share of \$3,900 per acre, (65% of certified easement value and purchase price), for a total grant of approximately \$100,425 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).



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

1/23/2020

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting 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
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Wetlands

Schedule A



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Eberdale Farms (Lot 3)  
Block 14 Lot 3 (24.7 ac)  
Gross Total = 24.7 ac  
Hopewell Twp., Cumberland County

200 100 0 200 400 Feet

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

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



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

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

March 12, 2018



Schedule A

# Preserved Farms and Active Applications Within Two Miles

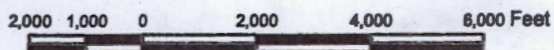
X:\counties\tumco\projects\Eberdale Farms (Lot 3) 2mile.mxd



Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Eberdale Farms (Lot 3)  
Block 14 Lot 3 (24.7 ac)  
Gross Total = 24.7 ac  
Hopewell Twp., Cumberland County



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

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

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

March 12, 2018



SADC County Financial Status  
Schedule B

Cumberland County

SADC ID#	Farm	Municipality	Acres	SADC		Federal Grant		Base Grant				Competitive Funds				Fund Balance			
				Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Balance	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance
								1,500,000.00	1,000,000.00	1,000,000.00		3,000,000.00	5,000,000.00	5,000,000.00	2,000,000.00	0.00	0.00	4,112,878.55	7,054,514.89
								Encumbered	PV	Expended	Balance	Encumbered	PV	Expended					
06-0174-PG	Russell, Velan M. (Ray, William Henry)	Upper Deerfield	8.9000	40,050.00	27,590.00						3,500,000.00	31,930.00	27,590.00	27,590.00				123,222.83	
06-0172-PG	Shoemaker, Joseph C. & Betty P. #1	Hopewell	27.9980	175,357.40	112,462.86							112,462.86	112,462.86	112,462.86				10,740.07	
06-0171-PG	Shoemaker, Joseph C. & Betty P. #2	Hopewell	57.2610	320,961.80	211,266.70			203,253.25	203,253.25	203,253.25	796,746.75	8,812.45	8,812.45	8,812.45				2,127.62	
06-0164-PG	App, Bonnie L. #1	Hopewell	36.9010	273,067.40	168,744.80			170,568.00	169,744.80	169,744.80	627,602.16								
06-0167-PG	App, Bonnie L. et al. #2	Hopewell	115.3180	713,947.50	458,090.25			400,408.50			130,503.65								
06-0173-PG	Coleman & Charlton (Fleetwood)	Stow Creek	36.8220	224,814.20	146,446.80			129,770.25	129,770.25	129,770.25	823.40	18,746.75	18,678.86	18,678.86				4,894,353.35	
06-0176-PG	Ale, Kenneth & Carol (Lot 2)	Hopewell	12.8330	70,561.50	46,840.45							71,430.50	46,840.45	46,840.45				4,837,482.90	
06-0181-PG	Ballinger, Frank P., III	Hopewell	66.2970	436,539.90	280,632.90							287,833.50	280,632.90	280,632.90				4,856,850.30	
06-0182-PG	Ballinger, Shirley	Hopewell	38.0850	197,543.48	132,476.84							142,101.38	132,476.84	132,476.84				4,824,374.48	
06-0177-PG	Ale, Kenneth O. & Carol H. (Lot 7.02)	Hopewell	21.3890	128,316.00	83,406.40							88,374.00	83,406.40	83,406.40				4,440,968.06	
06-0149-PG	Casper, Todd & Margret (Lot 8.05)	Upper Deerfield	32.3370	165,112.00	106,983.20							111,487.20	106,983.20	106,983.20				4,334,975.88	
06-0187-PG	Eschus, T. Glenn, Ellis M., Travis & Rebekah	Upper Deerfield	51.7310	274,174.30	183,645.05							183,690.00	183,645.05	183,645.05				4,181,330.81	
06-0165-PG	Homan, Gerry & Diane	Stow Creek	46.3020	217,961.80	146,569.88							146,569.88	146,569.88	146,569.88				4,002,780.93	
06-0169-PG	A&A Likanchuk Enterprises (Likanchuk, John)	Hopewell	45.7200	215,704.30	146,410.18			823.40	823.40	823.40		145,596.78	145,596.78	145,596.78				3,857,174.15	
06-0193-PG	Meheffey, Robert	Upper Deerfield	120.5100	482,040.00	337,428.00							337,428.00						3,510,746.15	
06-0164-PG	Cedar Rose Winery	Deerfield	31.2450	221,796.90	138,013.55							142,088.50	139,013.55	139,013.55				3,390,732.00	
06-0190-PG	Sparacio, Jr. Anthony & Sparacio, III Anthony	Deerfield	20.3880	154,796.80	95,729.80							94,423.00	95,729.80	95,729.80				3,285,003.00	
06-0185-PG	Sparacio, Anthony III & Anthony, Jr (Lot 40)	Deerfield	12.1090	60,530.00	41,190.40							41,190.40	41,190.40	41,190.40				3,243,842.00	
06-0184-PG	M. R. Dickinson & Son, Inc.	Stow Creek	61.7400	314,874.00	213,003.00							213,003.00						3,030,839.00	
06-0199-PG	Eberdale Farms (Lot 8)	Stow Creek	101.5340	586,807.20	395,820.20							395,820.20						2,645,010.40	
06-0106-PG	Cruzan, Dale F. Sr. et al	Stow Creek	23.7000	126,705.00	84,727.50							84,727.50						2,560,282.00	
06-0198-PG	Eberdale Farms (Lot 3)	Hopewell	25.7500	154,500.00	100,426.00							100,426.00						2,459,857.00	
Closed	78		3,763,5100	19,382,118.97	12,571,531.94	2,568,860.52	686,967.39												
Encumbered	6		448,5520	2,381,053.70	1,580,378.95														
								Encumber/Expended FY09	-	-	-	-	-	-	-	-	-	-	-
								Encumber/Expended FY11	-	-	1,500,000.00	-	-	3,000,000.00	-	-	-	-	-
								Encumber/Expended FY13	-	-	1,000,000.00	-	-	4,997,872.38	-	-	2,127.62	-	-
								Encumber/Expended FY17	496,408.50	-	503,591.50	-	1,121,412.70	1,418,729.40	-	-	2,459,857.90	-	2,000,000.00
								Encumber/Expended FY18	-	-	-	-	-	-	-	-	-	-	2,000,000.00
								Total			0.00					2,127.62	2,459,857.90		



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Schueler

Eberdale Farms (Lot 3)  
06- 0198-PG  
County PIG Program  
25 Acres

Block 14	Lot 3	Hopewell Twp.	Cumberland County
SOILS:		Prime	100% * .15 = 15.00
			SOIL SCORE: 15.00
TILLABLE SOILS:		Cropland Harvested	100% * .15 = 15.00
			TILLABLE SOILS SCORE: 15.00
FARM USE:		Soybeans-Cash Grain	25 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2020R1(7)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
UPPER PITTSBURGH TOWNSHIP  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Hurst, William I. ("Owner")  
SADC ID#17-0198-PG  
Upper Pittsgrove Township, Salem County  
N.J.A.C. 2:76-17A. et seq.

January 23, 2020

WHEREAS, on May 4, 2019, it was determined that the application for the sale of a development easement for the subject farm identified as Block 27, Lot 13 & 13.02, Upper Pittsgrove Township, Salem County, totaling approximately 23.4 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the Township has met the Township Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

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

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

WHEREAS, the Property includes one (1), approximately 4-acre severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 19.4 net acres to be preserved; and

WHEREAS, the Exception Area:

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

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 24, 2019 the SADC certified a development easement value of \$6,200 per acre based on zoning and environmental regulations in place as of the current valuation date September 28, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the Township's offer of \$6,200 per acre for the development easement for the Property; and



WHEREAS, a parcel application was submitted by the New Jersey Conservation Foundation (NJCF) to the FY2017 States Department of Agriculture, Natural Resources Conservation Service (NRCS), Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and

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

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including no future division of the premises and a 6.33% maximum impervious coverage restriction (approximately 1.23 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, at this time the ALE approved current easement value has not been finalized, therefore, the estimated ALE grant of \$3,145 per acre (50% of \$6,290) or approximately \$61,000 in total ALE funds will be utilized; and

WHEREAS, should alternate ALE funding or other federal funding become available from other funding years or through other qualified entities such as the SADC, a Non-Profit organization, or County it may be utilized if such funding benefits the easement acquisition and/or the successful use of ALE funding; and

WHEREAS, due to a shortage of available funds this final approval is conditioned upon ALE funding in an amount sufficient enough to cover the County and Township's cost share and any remaining funds will be used to offset the SADC grant needs; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on September 10, 2019, the Upper Pittsgrove Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase due to the anticipated receipt of the ALE funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on December 4, 2019, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on December 4, 2019, the County Board of Chosen Freeholders passed a resolution granting final approval, but is not participating financially in the easement purchase due to the anticipated receipt of ALE funds; and

WHEREAS, the estimated cost share breakdown is as follows (based on 19.40 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$77,600	(\$4,000/acre)
Upper Pittsgrove	\$21,340	(\$1,100/acre)
Salem County	\$21,340	(\$1,100/acre)
Total Easement Purchase	\$120,280	(\$6,200/acre)



Whereas, the estimated cost share breakdown if the \$61,000 ALE Grant is finalized and applied:

	<u>Total</u>	<u>ALE \$</u>	<u>New Cost Share</u>	<u>Per/acre</u>
SADC	\$77,600	\$18,320	\$59,280	(\$3,055/acre)
Upper Pittsgrove	\$21,340	\$21,340	\$0	
Salem County	\$21,340	\$21,340	\$0	
<u>ALE Grant</u>			\$61,000	(\$3,145/acre)
TOTAL			\$120,280.00	(\$6,200/acre)

WHEREAS, the Township is requesting \$3,055 per acre or approximately \$59,280 and sufficient funds are available (Schedule B); and

WHEREAS, the County has agreed to hold the development easement; and

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

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

NOW THEREFORE BE IT RESOLVED:

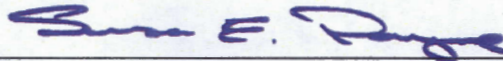
1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Property, comprising approximately 19.4 net easement acres, at a State cost share of \$3,055 per acre, (49.29% of certified easement value and purchase price), for a total grant of approximately \$59,280 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. This approval is conditioned upon receipt of ALE funds sufficient enough to cover the Township and County's cost share or in absence of ALE funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the Township's and County's cost share.
4. If ALE funding is secured and approved for use by the SADC, said funding will first be used to reduce the county and municipal cost share and then, with the remaining funds (estimated \$18,320), reduce the SADC's cost share.
5. Should additional funds be needed and grant funding be available, the grant may be adjusted to utilize unencumbered grant funds.



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

1/23/2020

Date

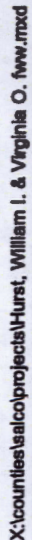


Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting 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
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES





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



# Preserved Farms and Active Applications Within Two Miles

X:\counties\sa\co\projects\Hurst, William I. & Virginia O. 2.mile.mxd

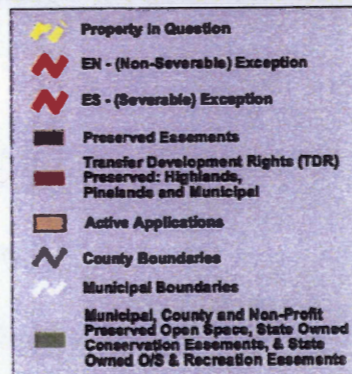


Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Hurst, William I. & Virginia O.  
Block 27 Lots 13 (3.1 ac); P/O 13.02 (16.3 ac)  
& P/O 13.02-ES (severable exception - 4.0 ac)  
Gross Total = 23.4 ac  
Upper Pittsgrove Twp., Salem County

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



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

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

April 5, 2018



# SADC Municipal Pig Financial Status Schedule B

Upper Pittsgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant			
						Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 09	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17
										Encumbered	PV	Expended	Balance
													3,250,000.00
17-0136-PG	Jasper	90.6200	85.2500	5,300.00	3,550.00	451,825.00	302,637.50			331,215.00	302,637.50	302,637.50	2,126,575.95
17-0137-PG	Bishop Brothers Properties, LLC	81.2420	80.9720	5,800.00	3,800.00	470,425.25	230,770.20	239,655.05	76,923.40	307,800.00	230,778.75	230,778.20	1,895,805.75
17-0156-PG	Thumliert, LeRoy J.	64.3500	64.3500	5,600.00	3,700.00	360,380.00	238,095.00			227,796.45	238,095.00	238,095.00	1,657,710.75
17-0162-PG	Williams, Steven R. & Katherine E.	22.0020	22.0020	3,750.00	2,650.00	82,507.50	58,305.30			58,300.00	58,305.30	58,305.30	1,599,405.45
08-0192-PG	Michael & Carolyn Foote	8.6020	8.6020	7,100.00	2,295.82	61,074.20	19,748.68	41,325.52	2,626.93	22,375.61	19,748.68	19,748.68	1,579,656.77
17-0136-PG	Jasper ancillary											10,337.50	1,569,319.27
17-0156-PG	Thumliert ancillary											5,996.50	1,563,322.77
17-0162-PG	Williams ancillary											3,522.00	1,559,800.77
17-0158-PG	Hackett, James & Pauline	22.4240	22.3310	6,000.00	3,900.00	133,966.00	87,090.90			89,700.00	87,090.90	87,090.90	1,472,709.87
17-0159-PG	Seery, David J.	54.6840	54.6840	4,650.00	3,190.00	254,280.60	174,441.96			175,450.00	174,441.96	174,441.96	1,298,267.91
17-0167-PG	Monroeville Farm LLC (Ambruster)	25.1050	25.1050	7,900.00	4,850.00	198,329.50	121,759.25			121,250.00	121,759.25	121,759.25	1,176,508.66
17-0138-PG	Foote, Michael & Carolyn	30.4750	30.4750	7,100.00	3,164.52	216,372.50	96,438.60	119,933.90	37,651.40	95,266.68	96,438.60	96,438.60	1,080,070.06
17-0159-PG	Seery ancillary											5,388.75	1,074,681.31
17-0158-PG	Hackett ancillary											3,936.00	1,070,745.31
17-0111-PG	Lewis ancillary											3,784.00	1,066,961.31
17-0108-PG	Schmid ancillary											4,085.00	1,062,876.31
17-0120-PG	Sottile ancillary											9,987.50	1,052,888.81
17-0113-PG	Kramme ancillary											5,127.50	1,047,761.31
17-0167-PG	Monroeville Farm LLC (Ambruster) ancillary											4,292.50	1,043,468.81
	Bishop Brothers and Foote Ancillary											15,062.00	1,028,406.81
17-0187-PG	Seery, Michael and David	19.5460	18.8730	6,100.00	3,950.00	115,125.30	74,548.35			73,075.00	74,548.35	74,548.35	953,858.46
17-0180-PG	Ambruster, L. Scott	25.7500	25.7500	5,950.00	3,875.00	153,212.50	99,781.25			99,781.25			864,077.21
17-0181-PG	McCracken, Hilda	42.8200	42.8200	6,000.00	3,900.00	256,920.00	166,998.00			166,998.00	166,998.00	166,998.00	687,079.21
17-0193-PG	Kessel, Robert A. Jr.	44.9360	44.9360	5,900.00	3,850.00	265,122.40	173,003.60			172,865.00	173,003.60	173,003.60	514,075.61
	Seery, McCracken, and Kessel Ancillary											14,298.00	499,777.61
17-0198-PG	Hurst, William I. & Virginia O.	19.4000	19.4000	6,200.00	3,055.67	120,280.00	59,280.00	61,000.00	18,320.00	59,280.00			440,497.61
Closed	18	772.1000	763.8800			4,291,592.75	2,686,426.51	759,469.07	249,741.85				
Encumbered	2	45.1500	45.1500			273,492.50	159,061.25	61,000.00	18,320.00				
										Encumber/Expended FY09	-	750,000.00	-
										Encumber/Expended FY11	-	500,000.00	-
										Encumber/Expended FY13	-	500,000.00	-
										Encumber/Expended FY17	-	500,000.00	-
										Encumber/Expended FY19	159,081.25	400,441.14	440,497.61
										Total			440,497.61



Schedule

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Hurst, William I. & Virginia O.  
17- 0198-PG  
PIG EP - Municipal 2007 Rule  
19 Acres

Block 27                      Lot 13                      Upper Pittsgrove Twp. Salem County

Block 27                      Lot 13.02                      Upper Pittsgrove Twp. Salem County

**SOILS:**

Other	26% *	0	=	.00
Prime	32% *	.15	=	4.80
Statewide	42% *	.1	=	4.20

**SOIL SCORE: 9.00**

**TILLABLE SOILS:**

Cropland Harvested	53% *	.15	=	7.95
Wetlands/Water	14% *	0	=	.00
Woodlands	33% *	0	=	.00

**TILLABLE SOILS SCORE: 7.95**

**FARM USE:**

Cash Grains  
Soybeans-Cash Grain

14 acres  
14 acres

Barley

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 four (4) acres for Existing residence  
Exception is severable  
Exception is to be limited to one existing single family residential unit(s)
  - c. Additional Restrictions:
    1. ALE via NJCF Impervious coverage restriction of 6.33%
    2. ALE via NJCF no further subdivision
  - 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 FY2020R1(8)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
PILEGROVE TOWNSHIP

for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Leone, Joseph & Nancy ("Owners")  
SADC ID#17-0183-PG  
Pilesgrove Township, Salem County  
N.J.A.C. 2:76-17A. et seq.  
January 23, 2020

WHEREAS, on November 9, 2017, it was determined that the application for the sale of a development easement for the subject farm identified as Block 27, Lot 2, Pilesgrove Township, Salem County, totaling approximately 58.44 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the Township has met the Township Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

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

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

WHEREAS, the Property includes one (1), approximately 2 acre severable exception area for a future single family residential unit and resulting in approximately 56.44 net acres to be preserved; and

WHEREAS, the Exception Area:

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

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 27, 2018, the SADC certified a development easement value of \$8,500 per acre based on zoning and environmental regulations in place as of the current valuation date January 22, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the Township's offer of \$8,500 per acre for the development easement for the Property; and



WHEREAS, an application was submitted by the New Jersey Conservation Foundation (NJCF) to the 1772 Foundation's 2018 Northeast Farmland Preservation Program for a capital cost share grant; and

WHEREAS, the 1772 Foundation's Farmland Protection Program for Land Trusts supports sustainable regional food systems in the Boston and New York City foodsheds or anywhere in New Jersey; and

WHEREAS, the 1772 Foundation awarded NJCF a \$215,000 grant for the preservation of the Leone farm to support the preservation of highly productive soils to increase the food producing capacity of the region, while preserving the character and rural context of the area; and

WHEREAS, the landowner has agreed to an additional restriction required by NJCF of a 6.33% maximum impervious coverage restriction (approximately 3.57 acres) for the construction of agricultural infrastructure on the Property outside of exception area; and

WHEREAS, the maximum impervious coverage limitation was determined using the same parameters commonly used for farms being preserved using Natural Conservation Resource Service (NRCS) Agricultural Land Easement (ALE) grant and represents the maximum allowable on this property utilizing the ALE program parameters; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on May 14, 2019, the Pilesgrove Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase due to the anticipated receipt of NJCF funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on December 4, 2019, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on December 4, 2019 the County Board of Chosen Freeholders passed a resolution granting final approval, but is not participating financially in the easement purchase due to the anticipated receipt of NJCF funding; and

WHEREAS, due to the shortage of available funding this final approval is conditioned upon NJCF funding in the amount sufficient enough to cover the County and Township's cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 56.44 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$290,666	(\$5,150/acre)
Pilesgrove	\$94,537	(\$1,675/acre)
<u>Salem County</u>	<u>\$94,537</u>	<u>(\$1,675/acre)</u>
Total Easement Purchase	\$479,740	(\$8,500/acre)



WHEREAS, the estimated cost share breakdown if the \$215,000 NJCF grant is applied:

	<u>Total</u>	<u>NJCF \$</u>	<u>New Cost Share</u>	<u>Per/acre</u>
SADC	\$290,666	\$25,926	\$264,740	(\$4,690.64/acre)
Pilesgrove	\$94,537	\$94,537	\$0	
Salem County	\$94,537	\$94,537	\$0	
<u>NJCF</u>			<u>\$215,000</u>	<u>(\$3,809.36/acre)</u>
Total Easement Purchase			\$479,740	(\$8,500/acre)

WHEREAS, the Township is requesting \$4,690.64 per acre or approximately \$264,740 and sufficient funds are available (Schedule B); and

WHEREAS, the County has agreed to hold the development easement; and

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

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

NOW THEREFORE BE IT RESOLVED:

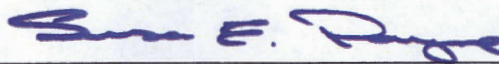
1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Property, comprising approximately 56.44 net easement acres, at a State cost share of \$4,690.64 per acre, (55.18% of certified easement value and purchase price), for a total grant of approximately \$264,740 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. This approval is conditioned upon NJCF's receipt of 1772 Foundation funds sufficient enough to cover the Township and County's cost share or in absence of 1772 Foundation funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the Township's and County's cost share.
4. If NJCF secures 1772 Foundation funds and approved for use by the SADC, said funding will first be used to reduce the county and municipal cost share and then, the remaining funds (estimated \$25,926) will reduce the SADC's cost share.



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

1/23/2020

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting 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
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES





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

Leone, Joseph and Nancy  
Block 27 Lots P/O 2 (58.1 ac);  
& P/O 2-ES (severable exception - 2.0 ac)  
Gross Total = 60.1 ac  
Pilesgrove Twp., Salem County



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

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

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

Application within the (PA 4) Rural Area

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

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



Schedule A

# Preserved Farms and Active Applications Within Two Miles

X:\counties\salco\projects\Leone\_Joseph\_and\_Nancy\_2mile.mxd



Application within the (PA 4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Leone, Joseph and Nancy  
Block 27 Lots P/O 2 (58.1 ac);  
& P/O 2-ES (severable exception - 2.0 ac)  
Gross Total = 60.1 ac  
Pilesgrove Twp., Salem County

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

- Property in Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Active Applications
- Preserved With Federal Funds
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



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

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

July 26, 2017



**SADC Municipal Financial Status  
Schedule B**

**Pilesgrove Township, Salem County**

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant			
						Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 09	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17
										Encumbered	PV	Expended	Balance
17-0094-PG	Williams Lot 1	29.7190	29.7190	9,800.00	5,880.00	291,246.20	174,747.72	145,139.28	28,640.80	146,106.92	146,106.92	146,106.92	3,250,000.00
17-0092-PG	Lippincott	152.8340	152.8340	8,200.00	5,000.00	1,253,238.80	764,170.00	643,538.12	154,469.32	609,700.68	609,700.68	609,700.68	3,103,893.08
17-0126-PG	Robbins	72.6190	72.1060	9,050.00	5,430.00	652,559.30	391,535.58	331,687.59	70,663.88	320,871.70	320,871.70	320,871.70	500,000.00
	Lippincott ancillary											13,607.00	500,000.00
	Williams ancillary											9,127.50	1,000,000.00
17-0054-PG	Fitton	50.0610	50.0610	9,700.00	5,820.00	485,591.70	291,355.02			291,355.02	291,355.02	291,355.02	
17-0143-PG	Peters	37.0200	37.0200	9,300.00	5,580.00	344,286.00	206,571.60			206,571.60	206,571.60	206,571.60	1,859,231.18
	Fitton and Peters ancillary											13,972.00	1,652,659.58
17-0144-PG	Ostrum, Gordon J. Jr.	31.6400	31.4840	8,000.00	3,938.68	253,120.00	124,005.55	128,475.64	18,459.55	124,977.97	124,005.55	124,005.55	1,638,687.58
	Robbins ancillary											8,433.60	1,514,682.03
17-0153-PG	Wentzell, Wayne & Marlene	33.8070	33.8070	6,930.00	2,310.00	234,282.51	78,094.17	156,188.34	78,094.17	78,741.43	78,094.17	78,094.17	1,506,248.53
17-0154-PG	Stoms, William K. (Revocable Trust)	16.0180	16.0180	7,500.00	2,500.00	120,135.00	40,045.00	80,090.00	34,438.70	38,042.75	40,045.00	40,045.00	1,428,154.36
17-0155-PG	Atanasio, Philip R.	39.0840	39.0840	7,040.00	2,399.40	275,151.36	93,777.96	181,373.40	66,466.44	94,305.63	93,777.96	93,777.96	1,388,109.36
17-0175-PG	Byrnes, Edward & Barbara (Lot 2)	46.8320	46.8320	7,000.00	3,502.24	327,824.00	164,016.90	163,807.10	30,335.90	163,912.00	164,016.90	164,016.90	1,294,331.40
17-0214-PG	Maccarone, Venerando M.	41.5940	41.5940	8,000.00	4,900.00	332,752.00	203,810.60			203,810.60			1,130,314.50
17-0183-PG	Leone, Joseph & Nancy	56.4400	56.4400	8,500.00	4,680.64	479,740.00	284,740.00			284,740.00			926,503.90
													661,763.90
Closed	12	607.6680	606.9990			5,049,926.87	2,796,870.10	1,830,299.47	481,568.76				
Encumbered	2	98.0340	98.0340			812,492.00	468,550.60						
										Encumber/Expended FY09	-	750,000.00	-
										Encumber/Expended FY11	-	500,000.00	-
										Encumber/Expended FY13	-	500,000.00	-
										Encumber/Expended FY17	130,314.50	369,685.50	-
										Encumber/Expended FY19	338,236.10	-	661,763.90
										Total			661,763.90



Schedule

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Leone, Joseph & Nancy  
17- 0183-PG  
PIG EP - Municipal 2007 Rule  
58 Acres

Block 27	Lot 2	Pilesgrove Twp.	Salem County
<b>SOILS:</b>		Prime	47% * .15 = 7.05
		Statewide	22% * .1 = 2.20
		Unique .125	31% * .125 = 3.88
			<b>SOIL SCORE: 13.13</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	93% * .15 = 13.95
		Other	7% * 0 = .00
			<b>TILLABLE SOILS SCORE: 13.95</b>
<b>FARM USE:</b>	Soybeans-Cash Grain	58 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st two (2) acres for Future residence
    - Exception is severable
    - Exception is to be limited to one existing single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2020R1(9)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**PIESGROVE TOWNSHIP**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of Maccarone, Venerando M. ("Owner")**  
**SADC ID#17-0214-PG**  
**Pilesgrove Township, Salem County**  
**N.J.A.C. 2:76-17A. et seq.**

**January 23, 2020**

WHEREAS, on February 26, 2019, it was determined that the application for the sale of a development easement for the subject farm identified as Block 22, Lot 1.03, and Block 21, Lot 7, Pilesgrove Township, Salem County, totaling approximately 41.594 surveyed acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the Township has met the Township Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

WHEREAS, the Owner read and signed SADC Guidance Documents regarding ALE Grants, 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 Township's Northern Project Area; and

WHEREAS, the Property includes no exception areas resulting in approximately 41.594 surveyed acres to be preserved; and

WHEREAS, the Property includes:

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on May 23, 2019 the SADC certified a development easement value of \$8,000 per acre based on zoning and environmental regulations in place as of the current valuation date April 8, 2019; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the Township's offer of \$8,000 per acre for the development easement for the Property; and

WHEREAS, a parcel application was submitted by the New Jersey Conservation Foundation (NJCF) to the FY2019 States Department of Agriculture, Natural Resources Conservation Service (NRCS), Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and



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

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including no future division of the premises and a 7% maximum impervious coverage restriction (approximately 2.73 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, at this time the ALE approved current easement value has not been finalized, therefore, the estimated ALE grant of \$4,363 per acre (50% of \$8,726) or approximately \$181,514.50 in total ALE funds will be utilized; and

WHEREAS, should alternate ALE funding or other federal funding become available from other funding years or through other qualified entities such as the SADC, a Non-Profit organization, or County it may be utilized if such funding benefits the easement acquisition and/or the successful use of ALE funding; and

WHEREAS, due to a shortage of available funds this final approval is conditioned upon ALE funding in an amount sufficient enough to cover the County and Township's cost share and any remaining funds will be used to offset the SADC grant needs; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on October 8, 2019, the Pilesgrove Township Committee approved the application for the sale of development easement but is not participating financially in the easement purchase due to the anticipated receipt of the ALE funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on December 4, 2019, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on December 4, 2019, the County Board of Chosen Freeholders passed a resolution granting final approval, but is not participating financially in the easement purchase due to the anticipated receipt of ALE funds; and

WHEREAS, the estimated cost share breakdown is as follows (based on 41.594 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$203,810.60	(\$4,900/acre)
Pilesgrove	\$64,470.70	(\$1,550/acre)
<u>Salem County</u>	<u>\$64,470.70</u>	<u>(\$1,550/acre)</u>
Total Easement Purchase	\$332,752.00	(\$8,000/acre)



Whereas, the estimated cost share breakdown if the \$181,514.50 ALE Grant is finalized and applied:

	<u>Total</u>	<u>ALE \$</u>	<u>New Cost Share</u>	<u>Per/acre</u>
SADC	\$203,810.60	\$52,573.10	\$151,237.50	(\$3,637/acre)
Pilesgrove	\$64,470.70	\$64,470.70	\$0	
Salem County	\$64,470.70	\$64,470.70	\$0	
<u>ALE Grant</u>			<u>\$181,514.50</u>	<u>(\$4,363/acre)</u>
TOTAL			\$332,752.00	(\$8,000/acre)

WHEREAS, the Township is requesting \$3,637 per acre or approximately \$151,237.50 and sufficient funds are available (Schedule B); and

WHEREAS, the County has agreed to hold the development easement; and

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

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

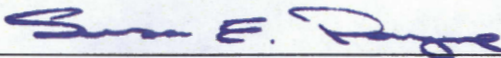
NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Property, comprising approximately 41.594 net easement acres, at a State cost share of \$3,637 per acre, (45.45% of certified easement value and purchase price), for a total grant of approximately \$151,237.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. This approval is conditioned upon receipt of ALE funds sufficient enough to cover the Township and County's cost share or in absence of ALE funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the Township's and County's cost share.
4. If ALE funding is secured and approved for use by the SADC, said funding will first be used to reduce the county cost share and then, with the remaining funds (estimated \$52,573.10), reduce the SADC's cost share.
5. Should additional funds be needed and grant funding be available, the grant may be adjusted to utilize unencumbered grant funds.



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

1/23/2020  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Monique Purcell, Acting 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
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Wetlands

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Application within the (PA 4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

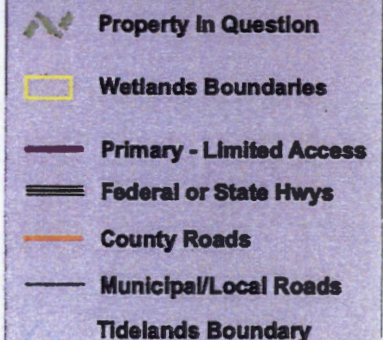
Maccarone, Venerando M  
Block 21 Lot 7 (24.1 ac); and Block 22 Lot 1.03 (14.7 ac)  
Gross Total = 38.8 ac  
Pilesgrove Twp., Salem County



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

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

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



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

February 21, 2010



# Preserved Farms and Active Applications Within Two Miles

X:\counties\sa\projects\Maccarone, Venerando M 2miles.mxd

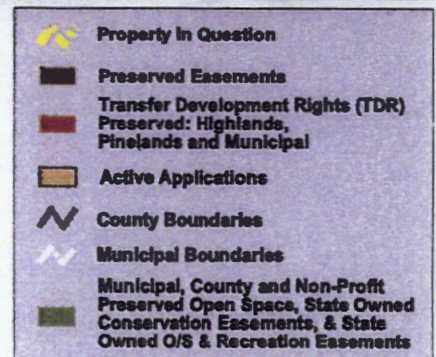


Application within the (PA 4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Maccarone, Venerando M  
Block 21 Lot 7 (24.1 ac); and Block 22 Lot 1.03 (14.7 ac)  
Gross Total = 38.8 ac  
Pilesgrove Twp., Salem 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)  
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

February 21, 2019



SADC Municipal Financial Status  
Schedule B

Pilesgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant				
						Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 09		Fiscal Year 11		
										Fiscal Year 13		Fiscal Year 17		
										Fiscal Year 19		1,000,000.00		
										Encumbered	PV	Expended	Balance	
										3,250,000.00				
17-0094-PG	Williams Lot 1	29.7190	29.7190	9,800.00	5,880.00	291,246.20	174,747.72	146,139.28	28,640.80	146,106.92	146,106.92	146,106.92	3,103,893.08	
17-0092-PG	Lippincott	152.8340	152.8340	8,200.00	5,000.00	1,253,238.80	784,170.00	643,538.12	154,469.32	609,700.68	609,700.68	609,700.68	2,494,192.40	
17-0126-PG	Robbins	72.6190	72.1060	9,050.00	5,430.00	652,559.30	391,535.58	331,687.59	70,663.88	320,871.70	320,871.70	320,871.70	2,173,320.70	
	Lippincott ancillary											13,607.00	2,159,713.70	
	Williams ancillary											9,127.50	2,150,586.20	
17-0054-PG	Fitton	50.0610	50.0610	9,700.00	5,820.00	485,591.70	291,355.02			291,355.02	291,355.02	291,355.02	1,859,231.18	
17-0143-PG	Peters	37.0200	37.0200	9,300.00	5,580.00	344,286.00	206,571.60			206,571.60	206,571.60	206,571.60	1,652,659.58	
	Fitton and Peters ancillary											13,972.00	1,638,687.58	
17-0144-PG	Ostrum, Gordon J. Jr.	31.6400	31.4840	8,000.00	3,938.68	253,120.00	124,005.55	128,475.64	18,459.55	124,977.97	124,005.55	124,005.55	1,514,682.03	
	Robbins ancillary											8,433.50	1,506,248.53	
17-0153-PG	Wentzell, Wayne & Marlene	33.8070	33.8070	6,930.00	2,310.00	234,282.51	78,094.17	156,188.34	78,094.17	75,741.43	78,094.17	78,094.17	1,428,154.36	
17-0154-PG	Stoms, William K. (Revocable Trust)	16.0180	16.0180	7,500.00	2,500.00	120,135.00	40,045.00	80,090.00	34,438.70	38,042.75	40,045.00	40,045.00	1,388,109.36	
17-0155-PG	Atanasio, Philip R.	39.0840	39.0840	7,040.00	2,399.40	275,151.36	93,777.96	181,373.40	66,466.44	94,305.63	93,777.96	93,777.96	1,294,331.40	
17-0175-PG	Byrnes, Edward & Barbara (Lot 2)	46.8320	46.8320	7,000.00	3,502.24	327,824.00	164,016.90	163,807.10	30,335.90	163,912.00	164,016.90	164,016.90	1,130,314.50	
17-0214-PG	Maccarone, Venerando M.	41.5940	41.5940	8,000.00	4,900.00	332,752.00	203,810.60			203,810.60			928,503.90	
17-0183-PG	Leone, Joseph & Nancy	56.4400	56.4400	8,500.00	4,690.64	479,740.00	264,740.00			264,740.00			661,763.90	
Closed	12	607.6680	606.9990			5,049,926.87	2,796,870.10	1,830,299.47	481,568.76					
Encumbered	2	98.0340	98.0340			812,482.00	468,550.60							
										Encumber/Expended FY09	-	-	750,000.00	-
										Encumber/Expended FY11	-	-	500,000.00	-
										Encumber/Expended FY13	-	-	500,000.00	-
										Encumber/Expended FY17	130,314.50	-	369,685.50	-
										Encumber/Expended FY19	338,236.10	-	-	661,763.90
										Total				661,763.90



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Maccarone, Venerando M.  
17- 0214-PG  
PIG EP - Municipal 2007 Rule  
39 Acres

Block 21	Lot 7	Pilesgrove Twp.	Salem County
Block 22	Lot 1.03	Pilesgrove Twp.	Salem County

<b>SOILS:</b>	Prime	84% *	.15	=	12.60
	Statewide	9% *	.1	=	.90
	Unique zero	7% *	0	=	.00

**SOIL SCORE: 13.50**

<b>TILLABLE SOILS:</b>	Cropland Harvested	91% *	.15	=	13.65
	Wetlands	6% *	0	=	.00
	Woodlands	3% *	0	=	.00

**TILLABLE SOILS SCORE: 13.65**

<b>FARM USE:</b>	Soybeans-Cash Grain	18 acres
------------------	---------------------	----------

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions:
    1. ALE via NJCF subject to 7% maximum impervious cover restriction on the Premises.
    2. ALE via NJCF subject to no further subdivision
  - 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 FY2020R1(10)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
PITTS GROVE TOWNSHIP

for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Rizzo, Jr, Anthony & Kathleen ("Owners")  
SADC ID#17-0208-PG  
Pittsgrove Township, Salem County  
N.J.A.C. 2:76-17A. et seq.

January 23, 2020

WHEREAS, on May 8, 2019, it was determined that the application for the sale of a development easement for the subject farm identified as Block 2201, Lot 14, Pittsgrove Township, Salem County, totaling approximately 28.17 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the Township has met the Township Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

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

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

WHEREAS, the Property includes no exception areas, resulting in approximately 28.17 gross acres to be preserved; and

WHEREAS, the Property includes:

- 1) zero (0) exceptions,
- 2) One (1) single family residential unit
- 3) zero (0) agricultural labor units
- 4) no pre-existing non-agricultural uses; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 26, 2019, the SADC certified a development easement value of \$4,700 per acre based on zoning and environmental regulations in place as of the current valuation date June 19, 2019; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the Township's offer of \$4,700 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on December 12, 2019, the Pittsgrove Township Committee approved the application for the sale of development easement and a funding commitment of \$740 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on December 4, 2019, the County Agriculture Development Board passed a resolution granting final approval for the development



easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on December 4, 2019, the County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$740 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 28.17 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$90,707.40	(\$3,220/acre)
Pittsgrove Township	\$20,845.80	(\$740/acre)
<u>Salem County</u>	<u>\$20,845.80</u>	<u>(\$740/acre)</u>
Total Easement Purchase	\$132,399.00	(\$4,700/acre)

WHEREAS, the Township is requesting \$3,220 per acre or approximately \$90,707.40 and sufficient funds are available (Schedule B); and

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

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

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

NOW THEREFORE BE IT RESOLVED:

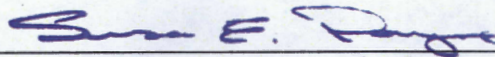
1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Property, comprising approximately 28.17 gross easement acres, at a State cost share of \$3,220 per acre, (68.51% of certified easement value and purchase price), for a total grant of approximately \$90,707.40 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Should additional funds be needed, and grant funding be available, the grant may be adjusted to utilize unencumbered grant funds.
4. The SADC will be providing its grant directly to Salem County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b).



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

1/23/2020

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting 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
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



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Application within the (PA4b) Rural Env Sens Area

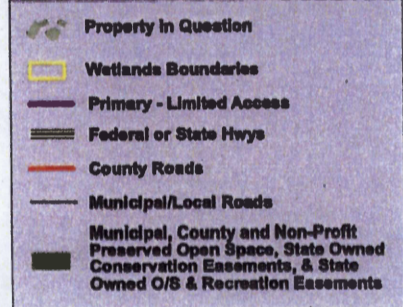
**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Rizzo, Jr., Anthony D. & Kathleen  
 Block 2001 Lot 14 (28.17 Ac)  
 Gross Total – 28.17 Ac  
 Pittsgrove Twp. Salem County

500 250 0 500 1,000 Feet

Sources:  
 NJ Farmland Preservation Program  
 Green Acres Conservation Easement Data  
 NJDEP Wetlands Data  
 NJ Highlands Council Data  
 NJDOT Road 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 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



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



# Preserved Farms and Active Applications Within Two Miles

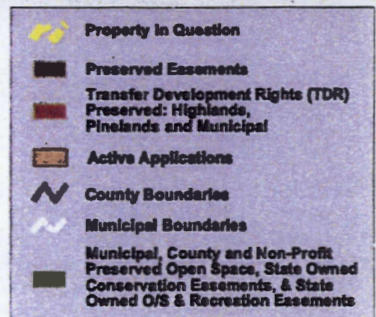
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Application within the (PA 4b) Rural Env. Sen. Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Rizzo, Jr., Anthony D. & Kathleen  
Block 2001 Lot 14 (28.17 Ac)  
Gross Total – 28.17 Ac  
Pittsgrove Twp. Salem County



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



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

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

April 22, 2019



# SADC Municipal Pig Financial Status Schedule B

Pittsgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant			
										Fiscal Year 09	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17
						Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance
													3,250,000.00
17-0107-PG	Walters	19.3300	19.3300	4,900.00	3,340.00	94,717.00	64,562.20			64,562.20	64,562.20	64,562.20	2,340,032.66
17-0095-PG	Schmidt	89.9000	89.9000	7,100.00	4,450.00	638,290.00	400,055.00	360,083.22	241,848.22	400,055.00	158,206.78	158,206.78	2,181,825.88
17-0139-PG	Kupelian	36.4660	36.4660	8,100.00	4,950.00	295,374.60	180,506.70			180,506.70	180,506.70	180,506.70	2,001,319.18
17-0145-PG	Dubois Farm Properties LLC	64.1180	64.1180	7,950.00	4,875.00	509,736.10	312,575.25			312,575.25	312,575.25	312,575.25	1,688,743.93
17-0176-PG	CTI Solutions	86.0620	86.0620	3,700.00	2,620.00	318,429.40	225,482.44			221,390.00	225,482.44	225,482.44	1,463,261.49
17-0139-PG	Kupelian ancillary											4,437.50	1,458,823.99
17-0145-PG	Dubois ancillary											4,913.00	1,453,910.99
17-0176-PG	CTI Solutions ancillary											5,958.50	1,447,952.49
17-0095-PG	Schmidt ancillary											6,274.25	1,441,678.24
17-0107-PG	Walters ancillary											3,750.00	1,437,928.24
17-0200-PG	Rodriguez, Joanne L.	38.9510	38.9510	5,600.00	3,700.00	218,125.60	144,118.70			149,184.00	144,118.70	144,118.70	1,293,809.54
17-0211-PG	Hellig, Nolan R. & Deborah W.	36.4000	36.4000	7,100.00	4,450.00	258,440.00	161,980.00			161,980.00			1,131,829.54
17-0208-PG	Rizzo, Jr., Anthony D. & Kathleen	28.1700	28.1700	4,700.00	3,220.00	132,399.00	90,707.40			90,707.40			1,041,122.14
Closed	12	505.3310	505.4760			3,398,038.05	2,142,566.07	360,083.22	241,848.22				
Encumbered	2	64.5700	64.5700			390,839.00	252,687.40						
										Encumber/Expended FY09	-	750,000.00	-
										Encumber/Expended FY11	-	500,000.00	-
										Encumber/Expended FY13	-	500,000.00	-
										Encumber/Expended FY17	252,687.40	62,071.76	185,240.84
										Encumber/Expended FY19	-	144,118.70	855,881.30
										Total			1,041,122.14



Schedule C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Rizzo, Jr., Anthony D. & Kathleen  
17- 0208-PG  
PIG EP - Municipal 2007 Rule  
28 Acres

Block 2001	Lot 14	Pittsgrove Twp.	Salem County
<b>SOILS:</b>		Other	16% * 0 = .00
		Prime	69% * .15 = 10.35
		Statewide	1% * .1 = .10
		Unique .125	14% * .125 = 1.75
		<b>SOIL SCORE: 12.20</b>	
<b>TILLABLE SOILS:</b>		Cropland Harvested	50% * .15 = 7.50
		Other	5% * 0 = .00
		Woodlands	45% * 0 = .00
		<b>TILLABLE SOILS SCORE: 7.50</b>	
<b>FARM USE:</b>	Soybeans-Cash Grain	15 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
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 FY2020R1(11)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
PITTSBORO TOWNSHIP  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Helig, Nolan R. & Devorah W. ("Owners")  
SADC ID#17-0211-PG  
Pittsboro Township, Salem County  
N.J.A.C. 2:76-17A. et seq.**

**January 23, 2020**

WHEREAS, on December 6, 2018, it was determined that the application for the sale of a development easement for the subject farm identified as Block 601, Lot 9 & 9.01 and Block 2003, Lot 13, Pittsboro Township, Salem County, totaling approximately 37.4 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the Township has met the Township Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

WHEREAS, the Owners 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 Township's East Project Area; and

WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 36.4 net acres to be preserved; and

WHEREAS, the Exception Area:

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

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 26, 2019, 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 February 25, 2019; and



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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on December 12, 2019, the Pittsgrove Township Committee approved the application for the sale of development easement and a funding commitment of \$1,325 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on December 4, 2019, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on December 4, 2019, the County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$1,325 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 36.4 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$161,980	(\$4,450/acre)
Pittsgrove Township	\$48,230	(\$1,325/acre)
Salem County	\$48,230	(\$1,325/acre)
Total Easement Purchase	\$258,440	(\$7,100/acre)

WHEREAS, the Township is requesting \$4,450 per acre or approximately \$161,980 and sufficient funds are available (Schedule B); and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Property, comprising approximately 36.4 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 \$161,980 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).