

STATE AGRICULTURE DEVELOPMENT COMMITTEE

Regular Meeting

May 22, 2025

Acting Chairman Joseph Atchison called the meeting to order at 9:03 a.m.

Chairman Atchison read the notice stating that the meeting was being held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

Roll call indicated the following:

Members Present

Joseph Atchison, III, Acting Chairman
Martin Bullock
Scott Ellis
Roger Kumpel
Richard Norz
Charles Rosen (arrived at 9:14am)
Tiffany Bohlin
Judeth Yeany
Brian Schilling

Members Absent

Gina Fischetti
Julie Krause

Charles Roohr, SADC Executive Director
Jay Stypinski, Esq., Deputy Attorney General

Minutes

Approval of SADC Open and Closed Session Minutes of April 24, 2025.

It was moved by Mr. Kumpel and seconded by Mr. Ellis to approve the SADC Open and Closed Session Minutes of April 24, 2025. The motion was approved.

Report of the Chairman

No Report

Communications

Mr. Ellis encouraged everyone to ready the article titled “How off-farm income keeps farmers farming” which highlights the economic issues farmers face and how many of them need to also work off-farm jobs to cover basic household expenses. Mr. Kumpel

agreed. Mr. Schilling noted that the data shows the biggest on-farm income growth is generated from ag tourism and special occasion events.

Public Comment

Pat Butch, Monmouth County, stated that Policy 6, a policy adopted by Monmouth County's CADB, requires a farmer to exhaust all avenues at the municipal level for an SSAMP approval before they can apply to the CADB. She stated this policy places a large financial burden on the farmer and has impeded many from seeking an SSAMP approval.

Harriet Honigfeld, Monmouth County, provided the committee with the challenges faced by the county when processing an SSAMP application. She stated the Right to Farm Act (RTFA) did not provide a framework for the CADBs to coordinate with other governmental agencies when approving site plans and providing the equivalent to a use variance. Ms. Honigfeld stated the CADBs are often made to interpret municipal codes and development regulations without the benefit of an internal team of licensed professionals. She provided several suggestions to improve this process for both the CADBs and the applicants.

Patricia Springwell asked the committee to remember that protecting the state's fertile soils should be the primary focus when making decisions.

Pat Butch, Monmouth County, stated she also has recommendations to make the SSAMP review process easier and suggested a meeting be scheduled with interested parties.

Report of the Executive Director

Mr. Roohr stated the SADC's budget is still in discussions with the Legislature and is hopeful it will be passed before the end of the fiscal year. He noted staff met with the Highlands Council to review how the Statewide Formula Value affects their region. Mr. Roohr stated he offered for SADC staff to attend the next annual working group discussion hosted by the Ocean County soil conservation district which is a meet and greet styled workshop open to the public with components geared towards the ag community. Lastly, Mr. Roohr advised the committee he was asked to provide fiscal notes on two pieces of proposed legislation, A5627, an Urban Ag Preservation Program, and S4353, Urban Ag Gardening Grant. The committee expressed concerns regarding S5627, its potential effects on the SADC's budget and suggested a review subcommittee could be formed in the future if the legislation moves further.

It was moved by Ms. Bohlin and seconded by Mr. Kumpel to include the committee or a committee representative when meeting with the Governor's office regarding S5627. The motion was unanimously approved.

New Business

A. Stewardship

1. Resolution: Special Occasion Events (SOE) - Renewal

Mr. David Kimmel referred the committee to an SOE event renewal application for which the SADC is an easement holder on the preserved farm. The owner/applicant, Fitz Farm, LLC, submitted a renewal application to hold one SOE in calendar year 2025. Staff reviewed the application and conducted a monitoring visit to make sure that the SOE parameters were met. Mr. Kimmel stated staff recommends approval of this renewal application.

It was moved by Mr. Kumpel and seconded by Mr. Norz to approve Resolution FY2025R5(1) granting approval, as presented, subject to any condition of said resolution.

Fitz Farm, LLC, SADC ID# 10-0255-DE, Alexandria Township, Hunterdon County, 82.678 acres.

The motion was unanimously approved. A copy of Resolution FY2025R5(1) is attached to and a part of these minutes.

2. Review of Activities

Al Leone Farm, SADC ID# 08-0019-EP, South Harrison Township, Gloucester County, 151.32 acres.

Mr. Roohr stated Mr. Leone was approached by a contractor who would like to remove the subsoils on the sloped areas of the Leone farm for use in a nearby development and ultimately level the farm fields. Mr. Roohr advised the committee that the first portion of this presentation will be discussing the project, but the second portion will need to be discussed in Closed Session before the committee can make any determinations.

Mr. Clapp stated the approximately 150-acre farm was preserved by Gloucester County in 2000 and the owner, Al Leone, currently leases the property out for vegetable production. Mr. Leone also leases the land to a local grain farmer when it is not in vegetable production.

Mr. Clapp stated the request is to excavate two 25-foot-tall portions of the farm, one 4-acre area and one 13-acre area, grading them flatter to facilitate crop production. The contractor proposed to assist Mr. Leone with the removal of the subsoil, grading and restoration of the fields in exchange for the subsoil to be used at the residential development site.

Mr. Leone and the county are looking for guidance with this request in terms of Soil Protection and Deed of Easement (DOE) compliance before any grading occurs. Mr. Clapp stated paragraphs 1, 5, 7 and 12 of the deed of easement (DOE) all relate to the potential activities associated with the removal of soil and minerals. Mr. Clapp suggested the committee review this request in two parts. The first part would be to consider if this meets the agricultural purpose test and is consistent with the DOE paragraphs 1 and 5. If

the committee decides it meets the ag purpose test, then the second part would be to determine compliance related to paragraphs 7 and 12 and the Soil Protection Standards.

Mr. Clapp reviewed the specifics of the two proposed areas for grading. The contractor would excavate approximately 25 feet deep and remove subsoil and gravel on each area. Topsoil would be replaced, and the areas would be returned to a tillable condition. Mr. Kumpel acknowledged the benefits of grading out the sloped areas, but expressed concern about the size of the project, the restoration process and the permeability of the subsoil that would be left after 25 feet of subsoil and gravel were removed.

Mr. Clapp reviewed the general details of the proposed grading project with the committee and stated Mr. Leone was looking for guidance before he invested any funds into developing a site plan. The committee agreed that the grading could improve agricultural production on the farm but did express a lot of concern with the magnitude of the project and the restoration process.

Mr. Roohr stated the Deputy Attorney General has legal advice to discuss in relation to this agenda item and the committee can make a determination after Closed Session.

3. Resolutions: Agricultural Labor Housing

- a. Foodshed Alliance/Munsee Three Sisters Farm, SADC ID# 19-0001-NP, Block 153, Lots 33, 33.01 and 36, Andover Township and Block 1001, Lots 29 and 30, Fredon Township, Sussex County, 197.864 acres.**

NOTE: Tiffany Bohlin recused herself from this matter.

Mr. Pizzio referred the committee to a request for a 576 sq./ft. structure consisting of 2 bedrooms, 2 bathrooms to house up to two full-time laborers on the premises year-round. Mr. Pizzio reviewed the specifics of the request with the committee and stated staff's recommendation is to grant approval.

It was moved by Mr. Kumpel and seconded by Mr. Rosen to approve Resolution FY2025R5(2) granting approval, as presented, subject to any condition of said resolution.

Mr. Norz stated he is concerned that the ag labor housing is already existing on the property and the applicant should have known to present the request to the committee prior to construction. He recalled a time while serving on his county's board when a similar situation arose. He stated that houses cannot continue to be constructed without going through the appropriate approval process.

The motion was unanimously approved. A copy of Resolution FY2025R5(2) is attached to and a part of these minutes.

- b. Foodshed Alliance/Seek No Further Fruit Farm, SADC ID# 19-0001-NP, Block 153, Lots 33, 33.01 and 36, Andover Township and Block 1001, Lots 29 and 30, Fredon Township, Sussex County, 197.864 acres.**

NOTE: Charles Rosen recused himself from this matter.

Mr. Pizzio referred the committee to a request to use an existing mobile home consisting of one bedroom, one bathroom and one kitchen totaling 308 sq./ft. for the purpose of housing up to one full-time laborer throughout the year. Mr. Pizzio reviewed the specifics of the request with the committee and stated staff's recommendation is to grant approval.

It was moved by Mr. Kumpel and seconded by Mr. Schilling to approve Resolution FY2025R5(3) granting approval, as presented, subject to any condition of said resolution. The motion was unanimously approved. A copy of Resolution FY2025R5(3) is attached to and a part of these minutes.

B. Right to Farm – Quinton Township appeal of Salem CADB SSAMP Review Policy – SADC ID# 2105

Mr. Smith stated the Salem CADB adopted a policy (Review Policy) last year which requires farmers to obtain approvals or denials from their local land use and zoning boards before the CADB would entertain an application for a Site-Specific Agricultural Management Practice (SSAMP).

A case arose when Quinton Township farmers, Kelsi and Clifford Mecouch (Mecouch), wanted to erect a pole barn for an animal waste management facility and the Salem CADB would not consider the application unless the review Policy was complied with. As a result, Quinton Township appealed the Review Policy to the SADC.

After reviewing various submissions provided by the County and Township solicitors, SADC legal staff determined the Review Policy is inconsistent with the Right to Farm Act (RTFA) and there is nothing in the RTFA or the SADC regulations that provide the CADB the legal authority for such a policy. The policy also presents practical problems such as the amount of time and expenses associated with land use board proceedings and the legal dilemmas associated with having an application potentially in two different forums.

Jacci Vigilante, counsel for Quinton Township, stated the township is seeking a review of the Review Policy because it does place a burden on farm operators to undergo proceedings that the RTFA was designed to avoid. She stated the township feels the Salem CADB does not have the authority under the RTFA to adopt a policy of this nature.

Karen Wood, counsel for the Salem CADB, provided a brief timeline of the Mecouch

application and stated the board ultimately approved the application. She advised the intent of Salem CADB's policy is to streamline the application process and weed out some of the burdens caused by the applications. Ms. Wood stated the board is not trying to make the farmers incur unnecessary expenses or cause delays for their SSAMPs. Mr. Smith stated the committee will need to consult with the Attorney General's office on how Quinton Township's appeal should be handled procedurally, as the SADC has no jurisdiction to invalidate the Review Policy. However, the RTFA does give the SADC the authority to weigh in on the propriety of this policy in the form of a resolution and provide its consensus on how these types of policies bear on the RTFA.

Mr. Schilling stated these policies highlight real issues in the SSAMP application process such as limited staff resources and increasingly complex reviews. He appreciates the suggestions provided during public comment and recognizes this issue is prevalent in more than just one county.

It was moved by Ms. Yeany and seconded by Mr. Kumpel to seek legal advice in Closed Session. The motion was unanimously approved.

NOTE: Martin Bullock recused himself from this matter.

C. Resolution: Final Approval – FY2026 County PIG Program (including Comprehensive Farmland Preservation Plan Update) and Municipal PIG Program

Mr. Allen reviewed the approvals for the fiscal year 2026 County and Municipal Incentive Grant programs, including a ten-year update to Gloucester County's Comprehensive Farmland Preservation Plan. Twelve (12) out of the 18 county partners applied for funding this year and staff is recommending final approval for all 12. The targeted acreage totals approximately 161,000 acres with an estimated cost for the acquisitions totaling \$1.6 billion.

Twenty-eight (28) out of the 42 municipal partners applied this year and staff is recommending approval of 19 of those municipalities and recommending conditional approval of 9 municipalities upon the completion of their comprehensive farmland preservation plans. The targeted acreage totals approximately 57,000 acres with an estimated cost of \$535 million.

In total, the County PIG program has targeted approximately 185,000 farm acres and the Municipal PIG program has targeted approximately 86,000 acres. Accounting for the overlap between both programs, the result is an estimated targeted acreage of 214,000 acres total.

Mr. Allen reported on Gloucester County's 10-year update to its comprehensive farmland preservation plan. There are 20,000 acres of preserved farmland through the ARDA program, and the update targets another 15,000 acres, and a 10-year goal to preserve 5,000 acres.

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve Resolutions FY2025R5(4) and FY2025R5(5) for the FY2026 County PIG Program, including Comprehensive Farmland Preservation Plan Update, and Municipal PIG Program. Mr. Ellis was absent for this vote. The motion was approved. A copy of Resolutions FY2025R5(4) and FY2025R5(5) are attached to and a part of these minutes.

D. Resolutions: Amended Final Approvals – Statewide Formula Value

Ms. Kreiser referred the committee to eight amended final approvals for the Direct Easement Purchase Program. Staff reviewed the specifics of each request with the committee and explained the amended resolutions are acknowledging that the landowner has accepted the statewide formula offer and any additional conditions. Staff's recommendation is to grant final approval.

1. Wood, Bonnie Davis (Estate of), SADC ID# 06-0094-DE, FY2025R5(6), Block 32, Lots 6 and 9, Stow Creek Township, Cumberland County, 107 acres.
2. Pierce, Vernon, SADC ID# 06-0091-DE, FY2025R5(7), Block 12, Lot 1, Fairfield Township, Cumberland County, 49.82 acres.
3. Davis, Douglas, B., SADC ID# 03-0037-DE, FY2025R5(8), Block 602, Lots 9.02 and 9.03, Southampton Township, Burlington County, 39.40 acres.
4. Pascale, John Joseph and Francis Susan, SADC ID# 10-0290-DE, FY2025R5(9), Block 48, Lot 22.03, Readington Township, Hunterdon County, 44.69 acres.
5. Hunt, Alan and Drew, Elizabeth H., SADC ID# 10-0289-DE, FY2025R5(10), Block 41, Lot 2 and Block 42, Lots 19.01 and 20, Bethlehem Township, Hunterdon County, 26.13 acres.

The motion was unanimously approved. A copy of Resolutions FY2025R5(6) through FY2025R5(10) are attached to and a part of these minutes.

E. Resolutions: Final Approval – Direct Easement Purchase Program

Staff referred the committee to six requests for final approval for the State Acquisition Program. They reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

1. Clark, William, SADC ID# 10-0315-DE, FY2025R5(11), Block 6, Lot 60, Holland Township, Hunterdon County, 182.50 acres.

It was moved by Mr. Norz and seconded by Mr. Schilling to approve Resolution FY2025R5(11) granting final approval, as presented, subject to any condition of said

resolutions.

2. Leshay, Samuel P. et. al., SADC ID# 08-0045-DE, FY2025R5(12), Block 10901, Lot 13, Monroe Township, Gloucester County, 74.6 acres.

It was moved by Mr. Kumpel and seconded by Mr. Ellis to approve Resolution FY2025R5(12) granting final approval, as presented, subject to any condition of said resolutions.

3. Jones, Kristofer, SADC ID# 21-0084-DE, FY2025R5(13), Block 103, Lots 1, 5, and 9, Blairstown Township, Warren County, 342.73 acres.

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve Resolution FY2025R5(13) granting final approval, as presented, subject to any condition of said resolutions.

4. Johnson, Barbara and Alvin, SADC ID# 03-0036-DE, FY2025R5(14), Block 1401, Lot 14 and Block 1402, Lots 1 through 4, Southampton Township, Burlington County, 100.2 acres.

It was moved by Mr. Bullock and seconded by Mr. Norz to approve Resolution FY2025R5(14) granting final approval, as presented, subject to any condition of said resolutions.

5. Schmitt, Sara E., SADC ID# 10-0302-DE, FY2025R5(15), Block 95, Lot 4.01, Clinton Township, Hunterdon County, 29.94 acres.

It was moved by Mr. Kumpel and seconded by Mr. Ellis to approve Resolution FY2025R5(15) granting final approval, as presented, subject to any condition of said resolutions.

6. Round Hill Farm, LLC, SADC ID# 10-0304-DE, FY2025R5(16), Block 19, Lots 10 and part of Lot 9, Delaware Township, Hunterdon County, 23.34 acres.

It was moved by Mr. Kumpel and seconded by Mr. Schilling to approve Resolution FY2025R5(16) granting final approval, as presented, subject to any condition of said resolutions.

F. Resolutions: Preliminary Approval – Direct Easement Purchase Program

Ms. Mazzella and Ms. Bacon referred the committee to two requests for preliminary approval for the Direct Easement Purchase Program. They reviewed the specifics of the requests with the committee and stated staff's recommendation is to grant approval.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve Resolutions

FY2025R5(17) through FY2025R5(19) granting preliminary approval, as presented, subject to any condition of said resolutions.

1. Nunn, Adrian and Barbara, SADC ID# 10-0309-DE, FY2025R5(17), Block 8, Lot 29.01, West Amwell Township, Hunterdon County, 29.78 acres.
2. Paxton, Helene, SADC ID# 17-0403-DE, FY2025R5(18), Block 13, Lots 4, 1.13 and 4.14, Oldmans Township, Salem County, 51.98 acres.
3. Simon, David N., SADC ID# 17-0401-DE, FY2025R5(19), Block 15, Lot 11, Alloway Township, Salem County, 68.39 acres.

The motion was unanimously approved. A copy of Resolutions FY2025R5(17) through FY2025R5(19) are attached to and a part of these minutes.

G. Resale of Fee Simple recommendations

Mr. Willmott referred the committee to three farms the SADC acquired through fee simple purchases and provided several options such as reselling at auction or establishing an incubator farm program. Mr. Roohr stated staff's recommendation is to resell these three farms. Mr. Roohr also stated that if the committee is more interested in resale, the details of the future transactions would need to be discussed in executive session.

The Schmied Farm, Holland Township, Hunterdon County, is approximately 117 acres with two existing residential structures. The Patricelli Farm, Hopewell Township, Mercer County, is approximately 130 acres with two existing residences. The Buckhorn Creek Farm, White Township, Warren County, is approximately 570 acres with one existing residence. The committee expressed greater interest in the resale option.

Mr. Norz asked if the committee was able to put exception areas on the farms before they were resold. Mr. Roohr stated the legislation says the SADC has the ability to purchase and preserve farmland, but there is no mechanism to pay for exception areas without a legislative change. The committee expressed an interest in exploring this legislative change.

Public Comment

Mr. Ellis asked why staff and/or the committee need to approve solar panels being placed on exceptions since it is not restricted by the Deed of Easement. Mr. Roohr explained the legislation included language that required the committee, and in turn staff, to review and approve all solar applications regardless of its location on the farm. Mr. Roohr stated there is a proposed bill that would eliminate the need for staff review for solar projects on exception areas.

Mr. Rosen asked if staff was aware of proposed bills A4556/S3418 which expands winery rights to the use of recently constructed buildings for SOEs. Mr. Roohr stated

staff has provided comments. Mr. Rosen expressed concern regarding the flexibility these proposed bills provide and the impact they would have on preserved farms.

Patricia Springwell, Hunterdon County, reminded the committee their primary focus should be to protect the fertile soils of New Jersey. She stated staff needs to be more vigilant about what activities are taking place on preserved farms and encourage their monitoring partners to do the same.

Pat Butch, Monmouth County, stated Policy Six in her county prevents farmer access to their CADBs. She suggested increasing Right to Farm application review training for county board members.

Amy Hansen, NJCF, encouraged the committee to deny the Al Leone grading project due the size of the project, the impact it would have on the farm and the potential of setting a negative precedent for future grading requests.

CLOSED SESSION

At 1:17 p.m. Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss matters falling within the attorney-client privilege and any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Norz and seconded by Mr. Schilling to go into closed session. The motion was unanimously approved.

Action as a Result of Closed Session

A. Quinton Township appeal of Salem CADB SSAMP review Policy

Note: Mr. Bullock is recused from this matter.

Mr. Roohr stated the committee has directed staff to prepare a draft resolution that expresses broader concerns as policies like the one passed by the Salem CADB affect farmers statewide.

B. Review of Activities – Al Leone Farm

Mr. Roohr stated the committee has reservations about the scope and size of the proposed project and if the restoration efforts would meet the standards of the DOE. The committee does not debate the argument that level ground is beneficial for agriculture but are concerned about the potential detriment to the soils.

Mr. Rosen stated a balance needs to be found between the benefits of flat land and the potential violation of paragraphs 5 and 7 of the DOE. The committee has an obligation to not only support farming and farmers, but also to protect the soils and natural resources of the farm. He suggested that if the landowner felt strongly enough about the grading, a site plan could be prepared for review. Mr. Rosen stated he understands the cost associated with the preparation of such a plan and the risk of still being denied.

Mr. Ellis stated that after a more thorough discussion, it appears this is a massive project for a seemingly small improvement. Mr. Bullock expressed concern about the quality and the execution of the restoration process. Mr. Rosen agreed.

After extensive discussion, the committee expressed serious concerns as to how the project would be implemented and remain in compliance with the DOE. The committee would be willing to review a more detailed proposal if the landowner chooses to supply one, but there is a high bar set to obtain the committee's approval.

ADJOURNMENT

The meeting was adjourned at 3:37 p.m.

Respectfully Submitted,



Charles Roohr, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R5(1)

Special Occasion Events on Preserved Farmland
Fitz Farm, LLC
May 22, 2025

Subject Property:

Block 5, Lot 1
Alexandria Township, Hunterdon County
82.678 acres
SADC ID# 10-0255-DE
SOE ID# 10-0255-DE-SOE2

I. Applicant and property

WHEREAS, Fitz Farm, LLC, hereinafter “Owner” and/or “Applicant”, is the current record owner of Block 5, Lot 1 in Alexandria Township, Hunterdon County, by deed dated November 26, 2019 and recorded in the Hunterdon County Clerk’s Office on December 12, 2019 in Deed Book 2486, Page 201, totaling approximately 91 acres, hereinafter referred to as the “Property”, as shown in **Schedule A**; and

WHEREAS, a farmland preservation development easement on the Property, excluding an 8.725-acre non-severable exception area, was conveyed by Ronald T. Perrine and Kathleen A. Perrine to the State Agriculture Development Committee (SADC) on February 19, 2019, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c. 32 (ARDA), as a Deed of Easement, recorded in the Hunterdon County Clerk’s Office on March 11, 2019 in Deed Book 2463, Page 363, resulting in a preserved farm parcel of 82.678 acres (the “Premises”); and

II. Special Occasion Events law

WHEREAS, P.L. 2023, c.9, effective February 3, 2023, recognizes that, under certain conditions, the holding of special occasion events (SOEs) can have a positive effect on the operations of preserved farms and that, with proper oversight, SOEs on preserved farmland can have minimal impact on land's viability for farming and provide new business opportunities for farmers, without displacing agricultural or horticultural production as the first priority use of preserved farmland or disrupting neighborhoods that surround preserved farms; and

WHEREAS, the SOE statute defines an SOE as a wedding, lifetime milestone event, or other cultural or social event conducted, in whole or in part, on preserved farmland on a commercial farm, and states that SOEs shall not include activities eligible for the protections of the Right to Farm Act, N.J.S.A. 4:1C-1 et seq.; recreational uses permitted under the farmland preservation deed of easement;

weddings held for the owner, operator, or employee of the commercial farm;
and weddings held for certain family members of the commercial farm owner;
and

WHEREAS, the SOE statute requires that farm owners and farm operators apply to the farmland preservation easement holder for approval prior to holding SOEs on preserved farmland; and

WHEREAS, a farm operator, with written authorization from the farm owner, may apply to hold SOEs on preserved farmland; and

WHEREAS, the farm must be in compliance with the farmland preservation deed of easement to qualify to hold SOEs; and

WHEREAS, the preserved farmland must be a commercial farm and also produce agricultural or horticultural products worth \$10,000 or more annually to qualify to hold SOEs; and

WHEREAS, the SOE statute defines the area used to hold SOEs as the “occupied area”, meaning any area supporting the activities and infrastructure associated with a special occasion event including, but not limited to: an area for parking, vendors, tables, equipment, infrastructure, or sanitary facilities; an existing building; or a temporary or portable structure; and

WHEREAS, the occupied area associated with an SOE shall be no more than the lesser of 10 acres or 10 percent of the preserved farmland; and

WHEREAS, SOEs shall not interfere with the use of the preserved farmland for agricultural or horticultural production; and

WHEREAS, SOEs shall have minimal effects on the occupied area and shall be designed to protect the agricultural resources of the land and ensure that the land can be readily returned to productive agricultural or horticultural use after an SOE; and

WHEREAS, the SOE statute does not apply to SOEs, or the parts of SOEs, that are held on exception areas or other locations that are not preserved farmland.

WHEREAS, the SOE statute contains the following requirements regarding holding SOEs on preserved farmland:

1. SOEs that involve the service of alcoholic beverages shall comply with all applicable State and local laws, regulations, resolutions, and ordinances; and
2. All applicable State and local laws, regulations, resolutions, and ordinances including, but not limited to, those concerning food safety, litter, noise, solid waste, traffic, and the protection of public health and safety shall apply to the special occasion event and all activities related thereto; and

3. To comply with local laws, regulations, resolutions, and ordinances, and if the proposed SOE meets certain conditions, the municipality may require that the owner or operator of the farm submit an application to the municipality for approval, but the municipality shall not charge an application fee of more than \$50.00, and the application shall not require more information than the identification and location where tents and other temporary structures, sanitary facilities, parking, access and egress will be located, where music will be played, the number of expected guests, and other information that may be required of a similar event when conducted at a public park or public venue; and
4. A municipality may require a municipal application if the SOE would: (a) generate a parking or traffic flow situation that could unreasonably interfere with the movement of normal traffic or emergency vehicles or other organized group sharing similar common purposes or goals proceeding in or upon any street, park, or other public place within the municipality; or (b) require the expenditure of municipal resources or inspections from agencies or authorities of the municipality; and
5. No new permanent structures shall be constructed on preserved farmland for the purpose of holding SOEs; and
6. Permanent structures constructed fewer than five years prior to the date of the application shall not be used for holding SOEs; and
7. Improvements to existing structures shall be limited to the minimum required for the protection of health and safety; and
8. The installation and use of tents, canopies, umbrellas, tables, chairs, and other temporary structures on preserved farmland for the purpose of holding SOEs is permitted provided they comply with applicable construction and fire codes and are limited to use from April 1 to November 30; and
9. No public utilities, including gas or sewer lines, shall be extended to preserved farmland for the purpose of holding SOEs, except that electric and water service may be extended to preserved farmland for the purpose of holding special occasion events; and
10. Parking for SOEs shall be provided through the use of existing parking areas on the farm and curtilage surrounding existing buildings to the extent possible, and additional on-site areas required for temporary parking shall comply with the standards in the Agricultural Management Practice (AMP) for On-Farm Direct Marketing Facilities, Activities, and Events, N.J.A.C. 2:76-2A.13; and
11. If a farm holds more than one SOE on the same calendar day, only one of the SOEs held on that calendar day may have over 100 guests; and

12. A farm may hold 26 SOEs each calendar year, of which only six SOEs may have 250 guests or more in attendance at any time during the event; and
13. SOEs held by or for a nonprofit entity shall not count against the 26 SOE limit if the event has fewer than 100 guests and the permittee does not charge for, and receives no fees or compensation for, hosting the event, other than for reimbursement of out-of-pocket expenses, provided the maximum reimbursement to the permittee shall not exceed \$1,000; and
14. A retail food establishment, other than a temporary retail food establishment, shall not operate on a farm in support of SOEs, with the exception of a retail food establishment based at the farm; and

III. Previous Application

WHEREAS, on February 27, 2024, the Owner submitted an “Application to Hold Special Occasion Events on Preserved Farmland” to the SADC, which the SADC approved on June 27, 2024, through Resolution FY2024R6(2) and

WHEREAS, Resolution FY2024R6(2) approved the Applicant to hold one SOE on the Premises in calendar year 2024; and

IV. Current Application

WHEREAS, on February 7, 2025, the Owner submitted and the SADC received a renewal “Application to Hold Special Occasion Events on Preserved Farmland”; and

WHEREAS, between February and May 2025, in response to written questions from the SADC, the Owner submitted additional application information to clarify and modify application details and to complete the application; and

WHEREAS, the application was signed by Brian Fitzsimmons on behalf of the Owner; and

WHEREAS, Resolution FY2024R6(2) states that current members of the Owner are Brian Fitzsimmons and Walter Fitzsimmons, and that the Owner’s operating agreement states that Brian Fitzsimmons is authorized to act on behalf of the Owner as the managing member; and

WHEREAS, Resolution FY2024R6(2) states that the current members of Fitz’s Fish Ponds, LLC (hereinafter “Fish Ponds”) are Brian Fitzsimmons and Walter Fitzsimmons; and

WHEREAS, Resolution FY2024R6(2) states that Fish Ponds is a company that designs, builds, and services ponds, waterfalls, and other water features; has a Pond Construction Department, a Landscapes & Stonework subsidiary, and an Aquarium & Aquascaping section; operates four retail stores in Colts Neck, NJ, Green Brook, NJ, Fairfield, NJ and New Hope, PA; sells koi fish and fish care,

filtration, lighting, pump, spillway, UV light, and water treatment products in its stores and online; and runs the farm operation of buying, raising, and selling koi; and

WHEREAS, Resolution FY2024R6(2) states that Fish Ponds uses the exception area as its headquarters and warehouse;

WHEREAS, Resolution FY2024R6(2) states that Fish Ponds considers the main feature of the Premises to be its six greenhouses, which are dedicated to housing and caring for its imported Japanese koi and aquatic plants; and

WHEREAS, Resolution FY2024R6(2) states that the six greenhouses include a Quarantine greenhouse, named for being the initial 4-week quarantine location for new fish shipped from Japan; the Champion greenhouse, named for housing Grand Champion-sized koi; the ICF greenhouse, named for its building material (Insulated Concrete Form) and which houses large Japanese koi; the SAUNA (Tosai House), which houses most of the baby koi or tosai, including the koi that are kept with the intention of growing them to get bigger; the Plant House, which houses a selection of aquatic plants; and the Lily House, which houses additional plants, koi for the Fish Ponds website, and additional baby koi; and

WHEREAS, Resolution FY2024R6(2) states that approximately one acre of the Premises is used by Fish Ponds, for an aquaculture koi operation; and

WHEREAS, Resolution FY2024R6(2) states that the majority of the Premises' tillable acres is used by a tenant farmer for hay, livestock, and vegetable production; and

WHEREAS, the Owner represented that there have been no changes to Owner's operating agreement or to the current members of Fish Ponds, and that Brian Fitzsimmons is authorized to act on behalf of the Owner as the managing member; and

WHEREAS, the Owner represented that there have been no changes to the nature and details of Fish Ponds' operation, to the relationship between the Owner and Fish Ponds, or to the uses of the Premises; and

WHEREAS, the Owner is seeking SADC approval to have one SOE, a cultural or social event, to be held by Fish Ponds, in calendar year 2025; and

WHEREAS, the Owner represented that there is a commercial farm on the preserved farmland and that the value of agricultural or horticultural crops produced on the preserved farmland is \$10,000 or more annually;

WHEREAS, the application stated that the current agricultural or horticultural uses of the preserved farm are vegetables (estimated 20 acres), hay (estimated 30 acres), livestock (estimated 30 pasture acres), and fish (estimated 1 acre); and

WHEREAS, the Alexandria Township tax assessor provided a copy of the FA-1 and Supplemental Gross Sales forms filed for the Premises for calendar year 2025, with the FA-1 form describing the current year farming activity as hay (80 acres), beef cattle (10 animals), and aquaculture (1 acre); and

WHEREAS, the Owner requested minor changes to the 2024 SOE Occupied Area that had been approved in Resolution FY2024R6(2) to increase the size of the areas they could use for temporary parking with the proposed SOE in 2025; and

WHEREAS, the 2024 SOE Occupied Area approved in Resolution FY2024R6(2) is shown here as **Schedule B**; and

WHEREAS, the application stated that the anticipated date for the proposed SOE was August 23, 2025; and

WHEREAS, the application described the proposed SOE as the following: “Koi Fest is an annual event where we sell koi fish, host vendors, have food trucks, and offer giveaways...There is one large tent that houses all the different pop-up tanks that have fish in them”; and

WHEREAS, Koi Fest is advertised as including the following components: a full celebration of all things aquatic, including the lowest prices of the season on Japanese koi, plants, and hardgoods; expert advice for enhancing a pond or aquarium; a showcase of industry and other vendors offering products and services, including vendors such as Fitz’s Fish Ponds, Evolution Aqua, Koi Trips, Tri-State ZNA, Microbe Lift, Atlantic Oase, Mid-Atlantic Koi Club, Sophie Screenprinting, The Bonsai Shack, Easy Pro, Splash Labs, Pondgard, Aqua Meds, and Fitz’s Fish Ponds Aquariums & Aquascaping; hourly giveaways, including merchandise and a koi trip to Japan; a Japanese-style koi auction; the 3rd Annual ZNA Tri-State Koi Show and Banquet; the ability to spend time with special guests, experts, and influencers from the koi and pond industries; food trucks; art booths; and entertainment including live music, hot-air balloon rides, and family-friendly and kids activities;

WHEREAS, Koi Fest is scheduled to be held on Saturday, August 23, 2025, from 10:00 a.m. to 4:00 p.m., with the following additional components available to attendees depending on the type of ticket they purchase or reserve: a Special Access Day and Welcome Dinner on August 22, 2025 that includes access to purchase koi as part of a semi-private group tour or one-on-one guided tour of the farm’s greenhouses, access to vendor booths and hardgoods sales in a more intimate setting, and a Special Access Welcome Dinner and Entertainment (Sushi and Hibachi Night) and bonfire; VIP early access to Koi Fest on Saturday August 23, 2025 starting at 9:00 a.m.; and a cocktail hour, banquet, and Koi Show Awards Ceremony on August 23, 2025 from 5:00 to 9:00 p.m.; and

WHEREAS, the Owner represented that the 2025 edition of Koi Fest would be comprised of the same basic elements as the 2024 edition with no major changes; and

WHEREAS, the application stated that the entire proposed SOE, except for its temporary parking areas, would be located on the exception area; and

WHEREAS, the application stated that the proposed SOE would not be using any temporary structures or permanent structures on the preserved farmland; and

WHEREAS, the application stated that, within the exception area, the proposed SOE would use numerous temporary tents and six portable bathroom facilities; and

WHEREAS, the application stated that electric and water service for the proposed SOE would be provided by existing well water and electric from the farm; and

WHEREAS, the application stated that the proposed SOE would use the following areas for temporary parking: an area immediately to the northeast of the exception area; a farm field to east of the east of the exception area; and a strip of Premises along the west side of the rear driveway when exiting the Property onto Little York-Pattensburg Rd.; and

WHEREAS, the application estimated that the proposed SOE would have an attendance range of approximately 600 people throughout the day; and

V. Annual SOE Certification

WHEREAS, pursuant to P.L. 2023, c.9 and Resolution FY2024R4(3), the Owner is required to annually certify to the SADC information about the SOEs that were held in 2024, including, but not be limited to, the date, occasion, and approximate number of attendees of each event; and

WHEREAS, the Applicant submitted its Annual SOE Certification on February 19, 2025, certifying that one SOE was held on the premises in 2024, a koi festival on August 24, 2024 that was attended by approximately 500 people; and

VI. Review of Application and Certification

WHEREAS, on May 2, 2025, the SADC performed an annual monitoring inspection of the Premises; and

WHEREAS, during the May 2, 2025 inspection, the SADC observed the same deed of easement compliance area of concern that it had observed during its previous inspection on March 14, 2024: a storage area, in the field to the southeast of the exception area, with pallets, debris, and brush related to the non-agricultural business aspects of Fish Ponds; and

WHEREAS, during the May 2, 2025 inspection, the Owner expressed the goal of addressing this area concern by removing the materials from the Premises by August 23, 2025, the date of the SOE for which the Owner is seeking approval; and

WHEREAS, the SADC, to measure the acreage of the occupied area proposed by the Owner, created a GIS map, hereinafter referred to as the "Occupied Area SADC Map", as shown in **Schedule C**; and

WHEREAS, the occupied area is approximately 4.48 acres, or approximately 5.42% of the Premises, as calculated using the Occupied Area SADC Map; and

WHEREAS, the SADC, to review whether the preserved farmland produces agricultural or horticultural products worth \$10,000 or more annually, used the information from the application regarding the farm's current agricultural or horticultural uses and an Agricultural/Horticultural Production Value Estimating Tool For SOE Applications, hereinafter "Estimating Tool", as shown in **Schedule D**; and

WHEREAS, the Estimating Tool indicates that the value of agricultural or horticultural products produced on the Premises is more than \$10,000 annually; and

WHEREAS, the SOE statute states that the easement holder shall approve an SOE application upon a determination that the farm is in compliance with the terms of the farmland preservation deed of easement and a finding that the applicant and proposed SOEs comply with the requirements of the SOE statute and any rules and regulations adopted by the SADC,

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC makes the following findings of fact and conclusions of law regarding the application by the Owner to hold an SOE on the Premises:
 - a. The farm is in compliance with the farmland preservation deed of easement, provided the Owner is actively working to address the annual monitoring area of concern and has addressed it by August 23, 2025.
 - b. There is a commercial farm on the Premises.
 - c. The preserved farmland produces agricultural or horticultural products worth at least \$10,000 annually.
 - d. The proposed occupied area is no more than the lesser of 10 acres or 10 percent of the preserved farmland.
 - e. The proposed number of SOEs to be held on the farm during the calendar year is not more than 26.
 - f. The proposed number of SOEs that would have 250 guests or more in attendance at any time during the event is not more than 6.

- g. The farm and proposed SOE comply with the requirements of the SOE statute, provided continued monitoring of the farm’s activities and events does not find otherwise.
- 3. The SADC approves the Owner’s application to hold an SOE on the Premises on August 23, 2025, provided the farm remains in compliance with ARDA, the terms of the farmland preservation deed of easement, the SOE statute, and this resolution.
- 4. The installation and use of temporary structures on preserved farmland for the purpose of holding SOEs is limited to the timeframe from April 1 to November 30;
- 5. The Owner shall annually certify to the SADC, in a form and manner prescribed by the SADC, information about the SOEs that were held in the prior calendar year, including, but not be limited to, the date, occasion, and approximate number of attendees of each event.
- 6. The SADC will transmit a copy of this resolution to Alexandria Township and the Hunterdon County Agriculture Development Board.
- 7. This action is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
- 8. This action is not effective until the Governor’s review period expires pursuant to N.J.S.A. 4:1C-4f.

5/22/2025

DATE



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Schedule A

Premises

Fitz Farm, LLC - (10-0255-DE)

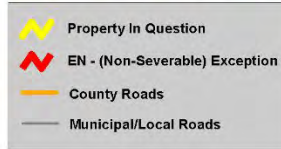


X:\counties\hunco\projects\Fitz Farm, LLC project map (10-0255-DE).mxd

Nearmap, NJ Department of Environmental Protection, NJ Office of GIS

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Fitz Farm, LLC
Block 5 Lots P/O 1 (82.678 ac)
& P/O 1-EN (non-severable exception - 8.725 ac)
Gross Total - 91.403 ac
Alexandria Twp., Hunterdon County



Sources:
NJ Farmland Preservation Program
NJDOT Road Data
NJOT/Near Map 2023 Digital Aerial Image

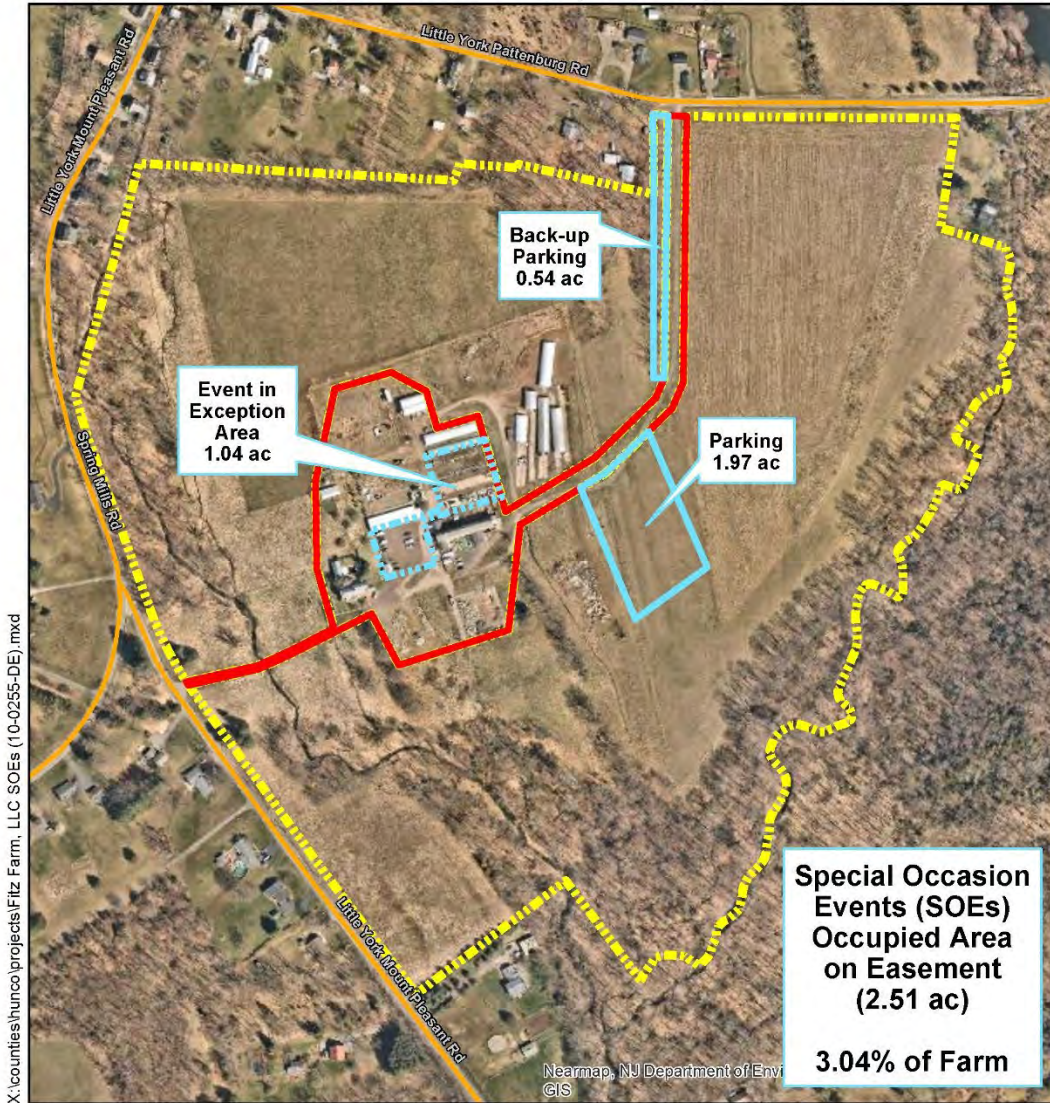
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and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

June 5, 2024

Schedule B

Occupied Area 2024 - Map Approved by SADC

Special Occasion Events (SOEs) Occupied Area



X:\counties\huncoo\projects\Fitz Farm, LLC SOEs (10-0255-DE).mxd

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

Fitz Farm, LLC
Block 5 Lots P/O 1 (82.678 ac)
& P/O 1-EN (non-severable exception - 8.725 ac)
SOEs Occupied Area on Easement = 2.51 ac
(SOEs Occupied Area on Exception = 1.04 ac)
Percentage of farm in SOEs Occupied Area - 3.04%
Alexandria Twp., Hunterdon County

**Special Occasion
Events (SOEs)
Occupied Area
on Easement
(2.51 ac)**

3.04% of Farm

-  Princeton Farm Associates, LLC
-  Exception Area
-  Proposed Occupied Area
-  County Roads
-  Municipal/Local Roads



Sources:
NJ Farmland Preservation Program
NJDOT Road Data/Near Map 2023 Digital Aerial Image

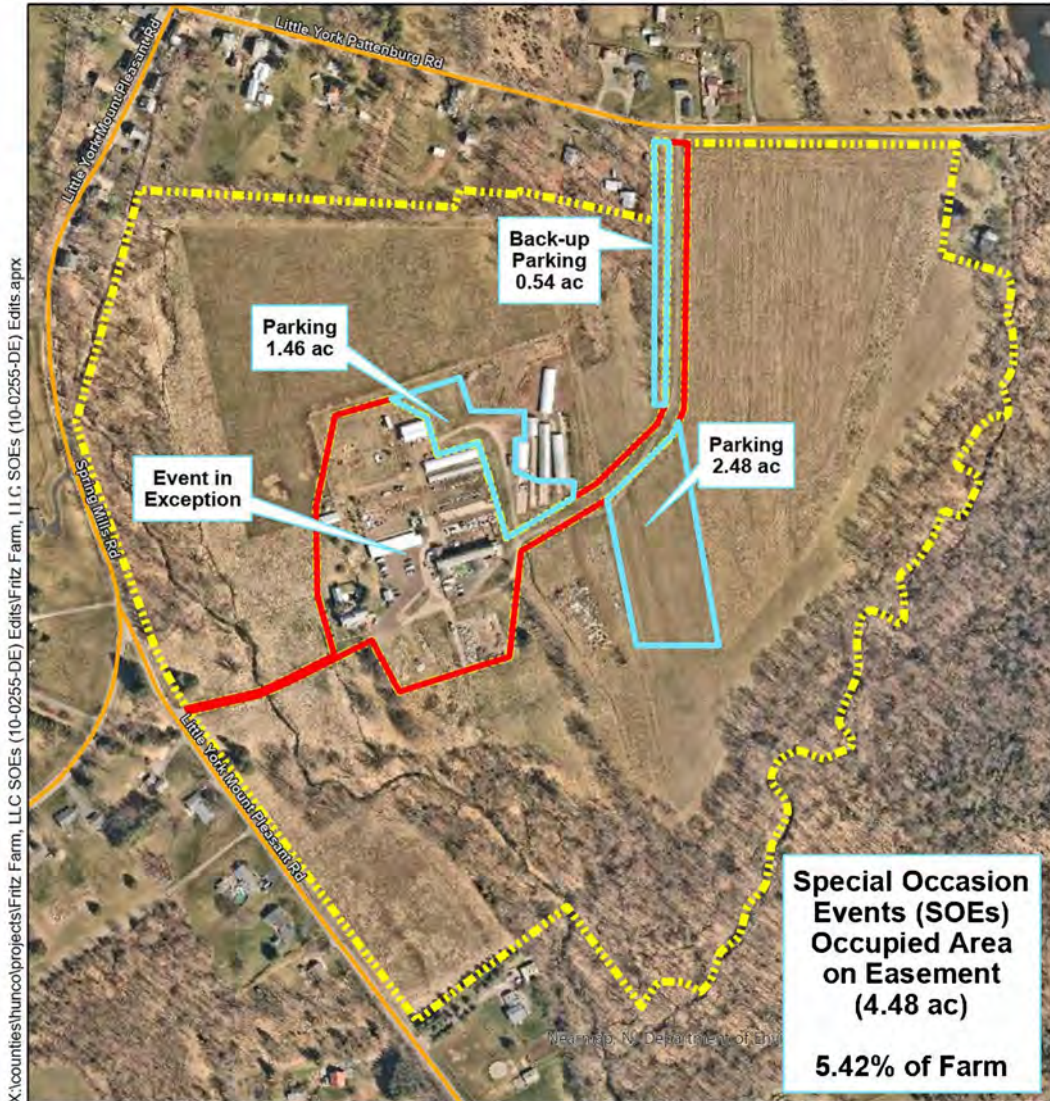
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision 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.

June 5, 2024

Schedule C

Occupied Area SADC Map

Special Occasion Events (SOEs) Occupied Area



X:\counties\huncol\projects\Fritz Farm, LLC SOEs (10-0255-DE) Edits\Fritz Farm, LLC SOEs (10-0255-DE) Edits.aprx

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

Fitz Farm, LLC
Block 5 Lots P/O 1 (82.68 ac)
& P/O 1-EN (non-severable exception - 8.73 ac)
SOEs Occupied Area on Easement = 4.48 ac
Percentage of farm in SOEs Occupied Area - 5.42%
Alexandria Twp., Hunterdon County



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

Special Occasion Events (SOEs) Occupied Area on Easement (4.48 ac)
5.42% of Farm

- Princeton Farm Associates, LLC
- Exception Area
- Proposed Occupied Area
- County Roads
- Municipal/Local Roads



Sources:
NJ Farmland Preservation Program
NJDOT Road Data/Near Map 2023 Digital Aerial Image

May 6, 2025

Schedule D

Agricultural/Horticultural Production Value
Estimating Tool For SOE Applications

Agricultural/Horticultural Production Value Estimating Tool For Special Occasion Event (SOE) Applications			
Applicant Name	Fitz Farm LLC		
Farm Address	610 Little York Mt. Pleasant Rd., Milford, NJ2 08848		
County	Hunterdon		
Municipality	Alexandria		
SADC ID Number	10-0255-DE		
General Category of Production	Estimated Gross Production Value/ Acre	Number of Acres	Total Estimated Gross Production Value
Vegetable	\$1,747	20.0	\$34,944.00
Fruit (other than grapes)	\$6,335		
Winery/Grapes	\$0		
Nursery/greenhouse/floriculture	\$10,000		
Sod	\$6,000		
Field crops	\$294		
Hay	\$287	30.0	\$8,619.00
Equine	\$190		
Livestock	\$190	30.0	\$5,700.00
Dairy	\$190		
Christmas Trees	\$0		
Woodland	\$0		
TOTALS		80.0	\$49,263.00
<p>Basic Instructions: Fill in the number of acres from the farm's SOE Application. The spreadsheet estimating tool will then provide an estimated value of the farm's annual agricultural or horticultural production.</p>			
<p>*Notes: The SADC is in the process of adding an "Estimated Gross Production Value/Acre" for each "General Category of Production". Any category that does not yet have an estimated value will show up as \$0. Please check back regularly for updated versions of this spreadsheet tool as the remaining estimated values get added.</p>			
<p>*Last Updated 3/23/23</p>			

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2025R5(2)**

**Construction of Onsite Agricultural Labor Housing
Foodshed Alliance / Munsee Three Sisters Farm**

May 22, 2025

Subject Property:

**Block 153, Lots 33, 33.01 and 36
Andover Township, Sussex County
Block 1001, Lots 29 and 30
Fredon Township, Sussex County
197.864 Acres
SADC ID# 19-0001-NP**

WHEREAS, the Foodshed Alliance, a non-profit corporation, hereinafter (“Owner”), is the record owner of Block 153, Lots 33, 33.01 and 36, in Andover Township, and Block 1001, Lots 29 and 30, in Fredon Township, Sussex County, by deed dated June 9, 2021, and recorded on July 28, 2021, in the Sussex County Clerk’s Office in Deed Book 3598, Page 962, totaling 197.864 acres, hereinafter referred to as the “Premises”, as shown on Schedule “A”; and

WHEREAS, the development easement on the Premises was conveyed to the State Agriculture Development Committee (SADC) by The Nature Conservancy, a non-profit corporation pursuant to the Agriculture Retention and Development Act (ARDA), N.J.S.A. 4:1C-11 et seq., by Deed of Easement dated March 26, 2001 and recorded on April 17, 2001, in the Sussex County Clerk’s Office in Deed Book 2538, Page 9; and

WHEREAS, the farmland preservation Deed of Easement identifies zero (0) existing single-family residences, zero (0) Residual Dwelling Site Opportunities, zero (0) units used for agricultural labor purposes and no exception area; and

WHEREAS, the Foodshed Alliance is a non-profit corporation that owns, manages and leases portions of the Premises through their Sustainable Agriculture Enterprise (SAgE) program which works to make farmland more accessible in New Jersey, by offering long-term affordable leases to farmers; and

WHEREAS, Munsee Three Sisters Farm, hereinafter (“Applicant”), is a long-term tenant actively farming the Premises year-round, cultivating 12 acres of vegetables, fruits, herbs, and hemp, as well as raising approximately 130 birds, including chickens, turkeys, and ducks, producing approximately 32,500 eggs per year; and

WHEREAS, the Applicant’s farming operation was created by the Ramapough-Lenape Nation with the intent to support local tribal members needs by providing healthy food and medicine; and

WHEREAS, the Applicant has made significant long term agricultural investments on the Premises, including construction of 4 seasonal hoopouses, 2 hoopouses equipped for use year-round, irrigation, and multiple poultry enclosures; and

WHEREAS, the majority of the Applicant's agricultural output is donated to a clan of the Ramapough Munsee Lenape Nation; and

WHEREAS, this clan is unable to farm on its own land due to industrial contamination; and

WHEREAS, the Applicant, with the Owner's consent, applied to the SADC for approval to use an existing manufactured 576 sq./ft. structure consisting of 2-bedrooms, 2-bathrooms, and no basement in the location shown on Schedule "B", to house up to two (2) full-time laborers on the Premises year round; and

WHEREAS, paragraph 14 of the Deed of Easement for the Premises states that: "*Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:*

- i. To provide structures for the housing of agricultural labor employed on the Premises, but only with approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural."*; and

WHEREAS, representations by the Applicant relating to the need for agricultural labor housing are as follows:

- a. The leased portion of the Premises is in active production consisting of approximately 14 acres of vegetable, fruit, herb, hemp, and poultry production.
- b. Onsite labor is necessary to properly maintain and harvest the crops and to manage and protect the poultry from predators, and off-site housing is not a viable option due to lack of affordable housing in the area.
- c. Primary duties of the employees residing in the agricultural labor housing unit will be feeding, watering, cleaning and egg collection, seed starting, up potting, watering, planting, weeding, pest and fungi mitigation, harvesting, maintenance of water lines, roads and hoopouses, field preparations, daily indoor and field plant maintenance, and security for the farm and poultry.
- d. The farm workers will be employed on the farm for a minimum of 1,440 hours per year.

- e. The occupants of the proposed agricultural labor housing unit are not the owner, or the owner's spouse, parents, lineal descendants (adopted or natural), spouse's parents, or lineal descendants (adopted or natural).

WHEREAS, in accordance with N.J.A.C. 2:76-6.15(a)14i. and the deed of easement, the Applicant's application for an agricultural labor unit, as proposed, are subject to Committee approval; and

NOW, THEREFORE, BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC has reviewed the Applicant's application for approval of the existing manufactured 576 sq./ft., structure consisting of 2-bedrooms, 2-bathrooms, and no basement, for the purpose of housing up to two (2) full-time laborers on the Premises in the location shown on Schedule "B" throughout the year, and finds that utilizing the proposed agricultural labor unit, as described by the Applicant is consistent with agricultural uses on the Premises; and:
 - a) The size and location of the proposed unit minimizes adverse impacts on the agricultural land due to utilizing nominal land that abuts a tree line and the boundary of the Applicant's lease area on the Premises as shown on Schedule "B".
 - b) Onsite labor housing is necessary due to the intensity of the work and the immediate demand of the crops produced.
 - c) The production aspects of the operation consisting of 14 acres of vegetable, fruit, herb, hemp, and poultry production of are eligible for agricultural labor housing on the Premises and warrants the need for two (2), full-time laborers throughout the year;
 - d) The Applicant's proposal to utilize agricultural labor housing on the Premises for purposes of housing on-site labor who are regularly engaged in the production aspects of this operation is consistent with the requirements of the Deed of Easement and enhances the economic viability of the Applicant's agricultural business.
3. Only agricultural laborers employed on the Premises, in production aspects of the operation, and their immediate family, may live in the agricultural labor unit. Agricultural labor housing shall not be used as housing for the Owners, Owner's spouse, Owners' parents, Owners' lineal descendants, adopted or natural, Owners' spouses' parents, or the Owners' spouses' lineal descendants, adopted or natural.
4. The agricultural laborers shall be engaged in the day-to-day production activities on the Premises, which at this time includes seed starting, up potting, watering,

planting, weeding, pest and fungi mitigation, harvesting, maintenance of water lines, roads and hoopouses, field preparations, daily indoor and field plant maintenance, and security for the farm and poultry.

5. As a condition of this approval, the Committee reserves the right to annually require the Owner/Applicant to provide the names of all residents of the agricultural labor housing unit and to produce documentation supporting the production aspects of the operation to ensure that there is sufficient production activity occurring on the farm to continue to warrant use of the agricultural labor housing unit.
6. The Owner/Applicant's construction and use of any structures for housing agricultural laborers shall comply with all applicable Federal, State, County, and local regulations.
7. This approval is non-transferable.
8. This approval is valid for a period of three years from the date of this resolution, during which the Owner/Applicant shall initiate the requested action; for the purpose of this provision "initiate" means applying for applicable local, state, or federal approvals necessary to effectuate the approved SADC action; and
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/22/2025
Date



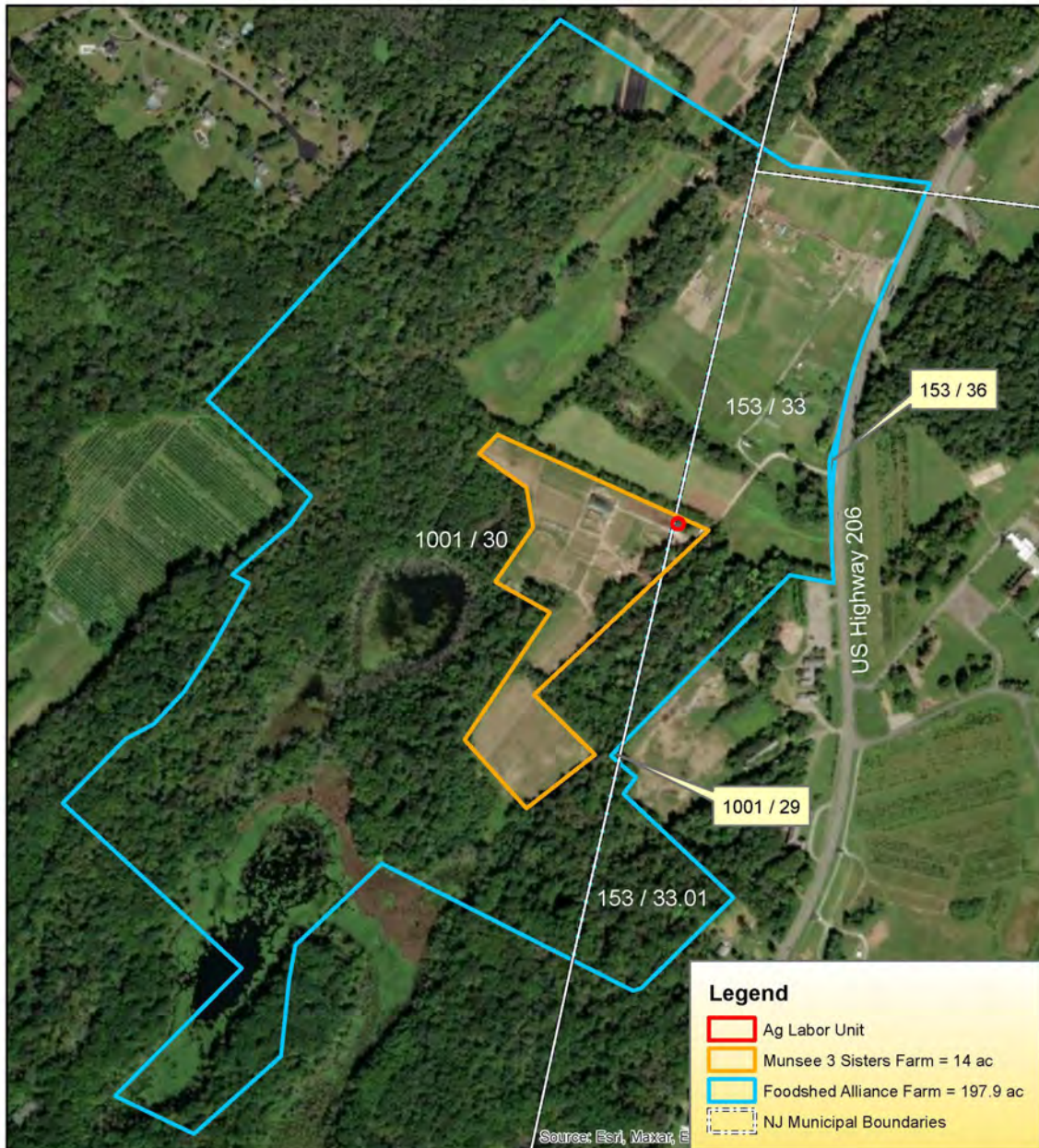
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

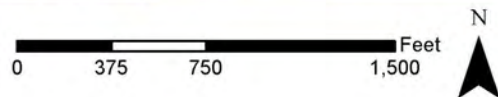
Martin Bullock	YES
Scott Ellis	ABSENT
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	RECUSED
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Schedule A

Foodshed Alliance (SAGe) Farm 19-0001-NP
BI 153 / Lots 33 & 33.01 & 36 Andover Twp., Sussex County
BI 1001 / Lot 29 & 30 Fredon Twp., Sussex County
New Jersey Farmland Preservation Program



For Planning Purposes Only
Date: 3/17/2025



Schedule B

Foodshed Alliance (SAgE) Farm 19-0001-NP BI 153 / Lots 33 & 33.01 & 36 Andover Twp., Sussex County BI 1001 / Lot 29 & 30 Fredon Twp., Sussex County New Jersey Farmland Preservation Program



For Planning Purposes Only
Date: 3/17/2025

0 125 250 500 Feet



**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2025R5(3)**

**Construction of Onsite Agricultural Labor Housing
Foodshed Alliance / Seek No Further Fruit Farm**

May 22, 2025

Subject Property:

**Block 153, Lots 33, 33.01 and 36
Andover Township, Sussex County
Block 1001, Lots 29 and 30
Fredon Township, Sussex County
197.864 Acres
SADC ID# 19-0001-NP**

WHEREAS, the Foodshed Alliance, a non-profit corporation, hereinafter (“Owner”), is the record owner of Block 153, Lots 33, 33.01 and 36, in Andover Township, and Block 1001, Lots 29 and 30, in Fredon Township, Sussex County, by deed dated June 9, 2021, and recorded on July 28, 2021, in the Sussex County Clerk’s Office in Deed Book 3598, Page 962, totaling 197.864 acres, hereinafter referred to as the “Premises”, as shown on Schedule “A”; and

WHEREAS, the development easement on the Premises was conveyed to the State Agriculture Development Committee (SADC) by The Nature Conservancy, a non-profit corporation pursuant to the Agriculture Retention and Development Act (ARDA), N.J.S.A. 4:1C-11 et seq., by Deed of Easement dated March 26, 2001 and recorded on April 17, 2001, in the Sussex County Clerk’s Office in Deed Book 2538, Page 9; and

WHEREAS, the farmland preservation Deed of Easement identifies zero (0) existing single-family residences, zero (0) Residual Dwelling Site Opportunities, zero (0) units used for agricultural labor purposes and no exception area; and

WHEREAS, the Foodshed Alliance is a non-profit corporation that owns, manages and leases portions of the Premises through their Sustainable Agriculture Enterprise (SAGe) program which works to make farmland more accessible in New Jersey, by offering long-term affordable leases to farmers; and

WHEREAS, Peter Tischler, owner and operator of Seek No Further Fruit Farm, hereinafter (“Applicant”), has experience establishing several orchards in northern New Jersey; and

WHEREAS, the Applicant entered into a long-term lease agreement with the Owner to establish an organic orchard operation on 14 acres of the Premises and 10 acres on the adjacent preserved farm; and

WHEREAS, the Applicant's current agricultural operation on the Premises consists of 2 acres of immature fruit trees and 2 acres of vegetable production, with plans to expand to 5 acres of vegetable production and to add 3 acres of berry production in 2025; and

WHEREAS, the Applicant sold their agricultural output to a local food bank in 2024 and is contracted in 2025 to supply a local food purchasing assistance program; and

WHEREAS, in addition to the Premises, the Applicant's farm management unit includes a 10-acre organic fruit tree orchard, planted by the Applicant, consisting of approximately 1,400 immature fruit trees made up of Asian and European pear, Japanese and European plums, apricots, sweet cherry and over 100 varieties of apple; and

WHEREAS, the Applicant expects to reach peak fruit production on the 10-acre orchard in 3 years; and

WHEREAS, the Applicant has made significant long-term agricultural investments on the Premises including clearing and restoring overgrown fields, installation of deer fencing, and the planting and maintenance of the orchard; and

WHEREAS, the Applicant, with the Owner's consent, applied to the SADC for approval to use a 308 sq./ft. existing mobile home consisting of 1 bedroom, 1 bathroom, and 1 kitchen, in the location shown on Schedule "C", to house up to one (1) full-time laborer on the Premises throughout the year; and

WHEREAS, paragraph 14 of the Deed of Easement for the Premises states that: "*Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:*

- i. *To provide structures for the housing of agricultural labor employed on the Premises, but only with approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural.*"; and

WHEREAS, representations by the Applicant relating to the need for agricultural labor housing are as follows:

- a. The agricultural operation on the Premises currently consists of approximately 2 acres of vegetable production and 2 acres of immature fruit trees.

- b. For the upcoming season, the Applicant plans to expand the agricultural operation by increasing vegetable production by 3 acres and adding 3 acres of berry production.
- c. The Applicant planted a 10-acre fruit tree orchard on the adjacent preserved farm, which is part of his farm management unit.
- d. In total, the farm management unit consists of approximately 14 acres in vegetable and orchard production, with plans to expand to 20 acres in 2025.
- e. Onsite labor is necessary to properly manage and protect the operation from pests and diseases, and off-site housing is not a viable option due to lack of affordable housing in the area.
- f. The ability to reside in agricultural labor housing will reduce operational costs, thereby enhancing the financial viability of the farm and allowing for greater investment in establishing and expanding the agricultural enterprise.
- g. The primary duties of the employee residing in the agricultural labor housing unit will be soil preparation and amendments, floor maintenance, mowing, pruning, limb/tree training, weekly inspections and spraying, pest and disease management, fertilization, thinning, harvesting, plowing, discing, soil preparation, seed starting, planting, watering, harvesting, washing, packing and delivery of produce.
- h. The farm worker will be employed on the farm for a minimum of 1,440 hours per year.
- i. The occupant of the proposed agricultural labor housing unit is not the owner (of the Premises), or the owner's spouse, parents, lineal descendants (adopted or natural), spouse's parents, or lineal descendants (adopted or natural).

WHEREAS, in accordance with N.J.A.C. 2:76-6.15(a)14i. and the deed of easement, the Applicant's application for an agricultural labor unit, as proposed, are subject to Committee approval; and

NOW, THEREFORE, BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC has reviewed the Applicant's application for approval of the existing mobile home consisting of 1 bedroom, 1 bathroom, and 1 kitchen totaling 308 sq./ft., for the purpose of housing up to one (1) full-time laborer on the Premises in the location shown on Schedule "C" throughout the year, and finds that utilizing the proposed agricultural labor unit, as described by the Applicant is consistent with agricultural uses on the Premises; and:

- a) The proposed agricultural labor housing unit minimizes adverse impacts on agricultural land due to its small size and portability, while its location utilizes only nominal land by abutting a tree line, as depicted in Schedule "C".
 - b) Onsite labor housing is necessary due to the intensive nature of the operation which uses organic practices, and the oversight and daily maintenance required to protect the long-term investment in the developing fruit trees from pests and diseases.
 - c) The production aspects of the operation consisting of 2 acres of vegetable production and 12 acres of fruit tree orchard are eligible for agricultural labor on the Premises and warrants the need for one (1), full-time laborer throughout the year.
 - d) The Applicant's proposal to utilize agricultural labor housing on the Premises for purposes of housing on-site labor who are regularly engaged in the production aspects of this operation is consistent with the requirements of the Deed of Easement and enhances the economic viability of the Applicant's agricultural business.
3. Only agricultural laborers employed on the Premises, in production aspects of the operation, and their immediate family, may live in the agricultural labor unit. Agricultural labor housing shall not be used as housing for the Owners, Owner's spouse, Owners' parents, Owners' lineal descendants, adopted or natural, Owners' spouses' parents, or the Owners' spouses' lineal descendants, adopted or natural.
 4. The agricultural laborer shall be engaged in the day-to-day production activities on the Premises, which at this time includes soil preparation and amendments, floor maintenance, mowing, pruning, limb/tree training, weekly inspections and spraying, pest and disease management, fertilization, thinning, harvesting, plowing, discing, seed starting, planting, watering, harvesting, washing, packing and delivery of produce.
 5. As a condition of this approval, the Committee reserves the right to annually require the Owner/Applicant to provide the name of the resident of the agricultural labor housing unit and to produce documentation supporting the production aspects of the operation to ensure that there is sufficient production activity occurring on the farm to continue to warrant use of the agricultural labor housing unit.
 6. The Owner/Applicant's construction and use of any structures for housing agricultural laborers shall comply with all applicable Federal, State, County, and local regulations.

7. This approval is non-transferable.
8. This approval is valid for a period of three years from the date of this resolution, during which the Owner/Applicant shall initiate the requested action; for the purpose of this provision "initiate" means applying for applicable local, state, or federal approvals necessary to effectuate the approved SADC action; and
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/22/2025
Date



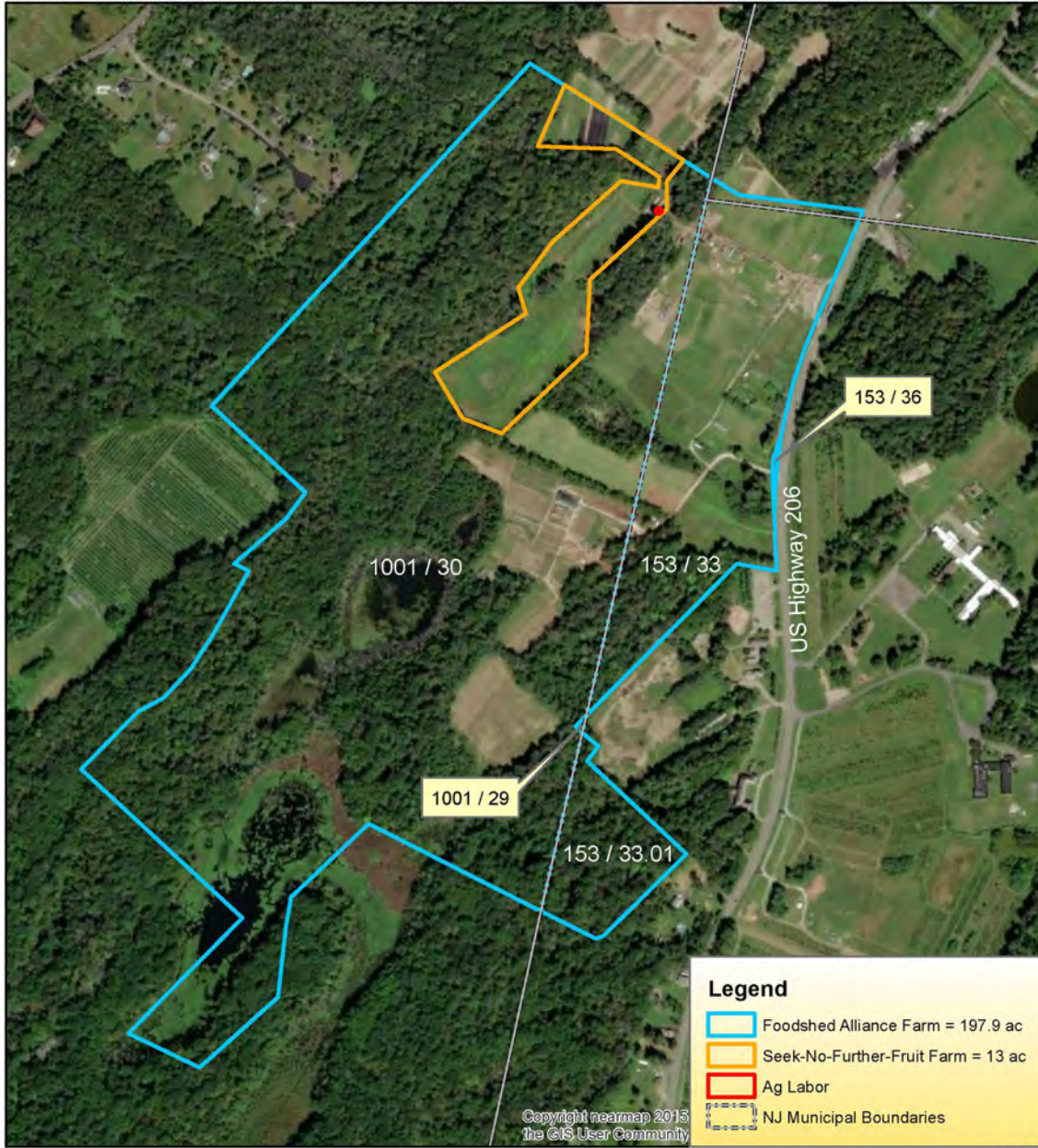
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

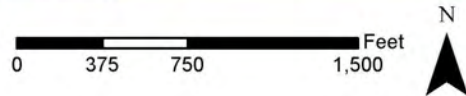
Martin Bullock	YES
Scott Ellis	ABSENT
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	RECUSED
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Schedule A

Foodshed Alliance (SAgE) Farm 19-0001-NP
BI 153 / Lots 33 & 33.01 & 36 Andover Twp., Sussex County
BI 1001 / Lot 29 & 30 Fredon Twp., Sussex County
New Jersey Farmland Preservation Program

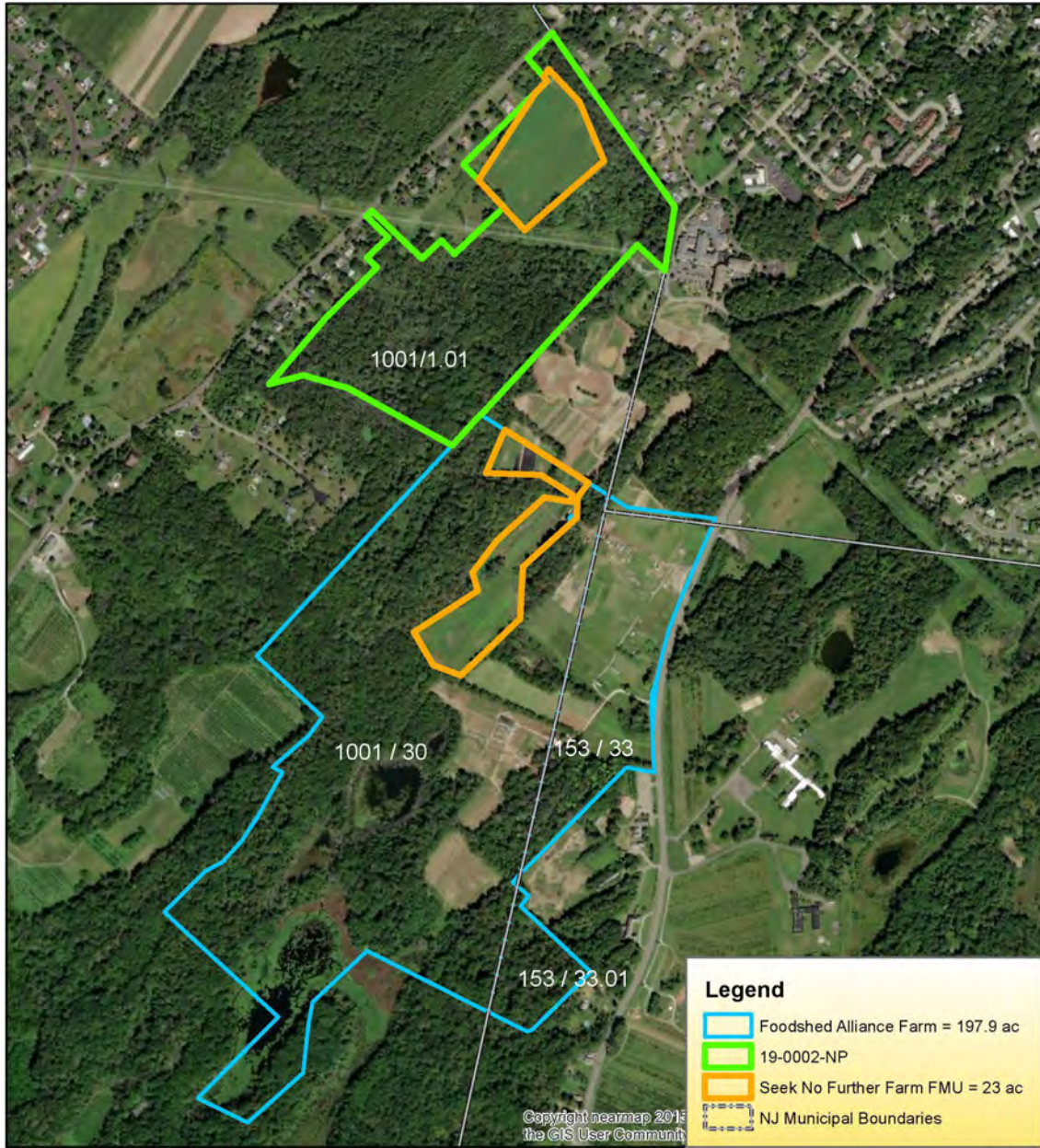


For Planning Purposes Only
Date: 3/17/2025

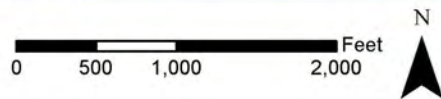


Schedule B

Foodshed Alliance (SAGe) Farm 19-0001-NP
BI 153 / Lots 33 & 33.01 & 36 Andover Twp., Sussex County
BI 1001 / Lot 29 & 30 Fredon Twp., Sussex County
New Jersey Farmland Preservation Program

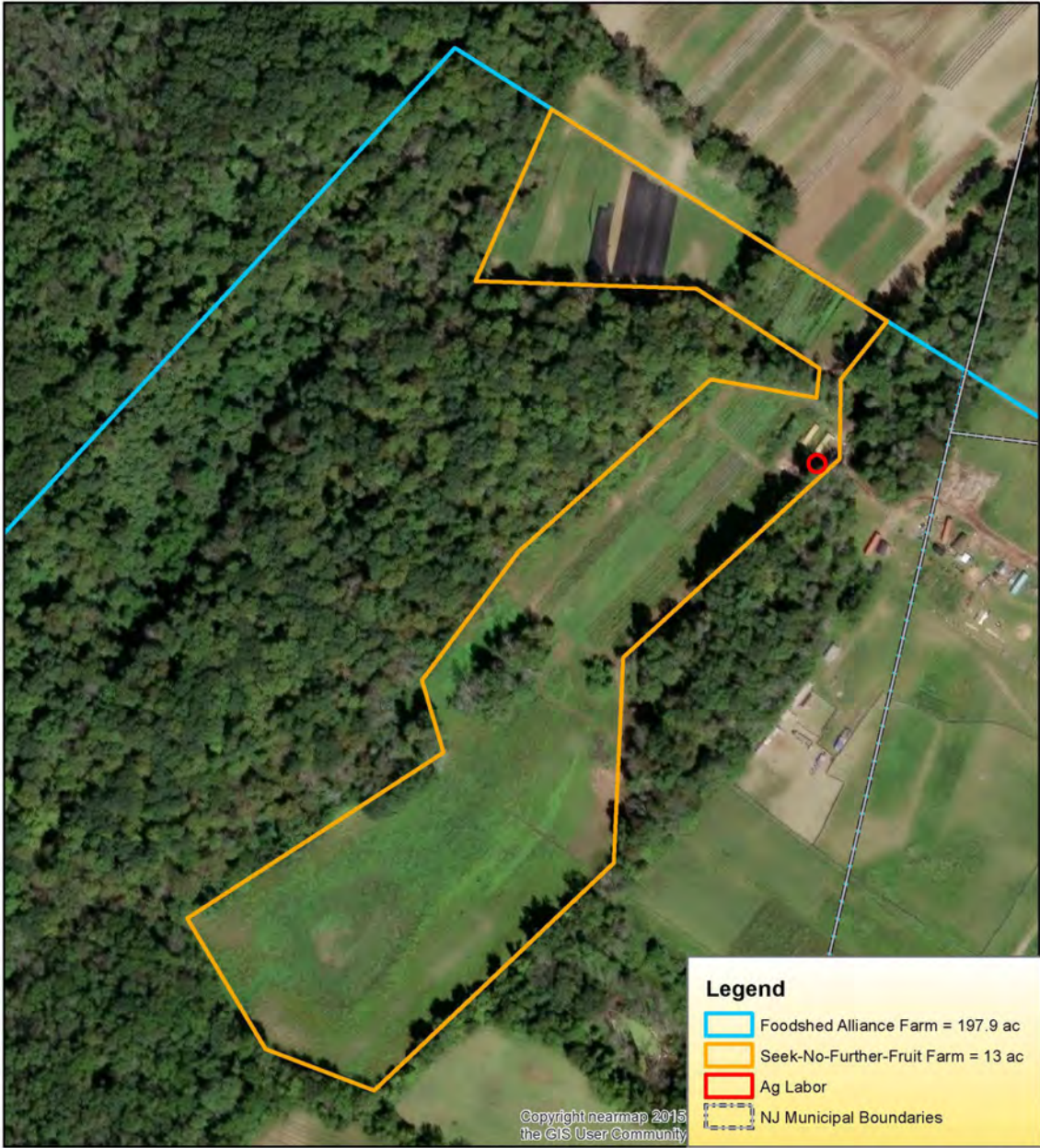


For Planning Purposes Only
Date: 3/17/2025

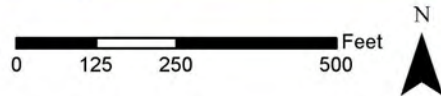


Schedule C

Foodshed Alliance (SAGE) Farm 19-0001-NP
BI 153 / Lots 33 & 33.01 & 36 Andover Twp., Sussex County
BI 1001 / Lot 29 & 30 Fredon Twp., Sussex County
New Jersey Farmland Preservation Program



For Planning Purposes Only
Date: 3/17/2025



**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2025R5(4)**

**APPROVAL
Of
COUNTY PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS**

FY 2026 PIG PROGRAM

May 22, 2025

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

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

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

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

WHEREAS, as a condition of eligibility for a planning incentive grant, a county's comprehensive farmland preservation plan must be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17.4(c); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.6, a county, in submitting an application to the SADC shall include a copy of the comprehensive farmland preservation plan; a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17.5; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously allocated ; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4, the SADC specified that a county comprehensive farmland preservation plan shall, at a minimum, include the following components:

1. The adopted farmland preservation plan element of the county master plan;
2. A map and description of the county's agricultural resource base including, at a minimum, the proposed farmland preservation project areas and the location and extent of important farmland soils;
3. A description of the land use planning context for the county's farmland preservation initiatives including identification and detailed map of the county's adopted Agricultural Development Area (ADA), consistency of the county's farmland preservation program with regional and State land use planning and conservation efforts;
4. A description of the county's past and future farmland preservation program activities, including program goals and objectives, and a summary of available county funding and approved funding policies in relation to the county's one-, five- and ten-year preservation projections;
5. A discussion of the actions the county has taken, or plans to take, to promote agricultural economic development in order to sustain the agricultural industry;
6. Other farmland preservation techniques being utilized or considered by the county;
7. A description of the policies, guidelines or standards used by the county in conducting its farmland preservation efforts, including any minimum eligibility criteria or standards used by the county for solicitation and approval of farmland preservation program applications in relation to SADC minimum eligibility criteria as described at N.J.A.C. 2:76-6.20, adopted ranking criteria in relation to SADC ranking factors at N.J.A.C. 2:76-6.16, and any other policies, guidelines or standards that affect application evaluation or selection;
8. A description of county staff and/or consultants used to facilitate the preservation of farms; and
9. Any other information as deemed appropriate by the county; and

WHEREAS, on July 25, 2019 the SADC updated its 2007 adopted *Guidelines for Developing County Comprehensive Farmland Preservation Plans* which supplement N.J.A.C. 2:76-17 and provide uniform, detailed plan standards, update previous planning standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey and the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1); and

WHEREAS, the *Guidelines* emphasize that these county comprehensive farmland preservation plans should be developed in consultation with the agricultural community including the CADB, county planning board and the county board of agriculture, and where appropriate, in conjunction with surrounding counties, with at least two public meetings; and

WHEREAS, the SADC established cost share grant funding for the preparation or update of comprehensive farmland preservation plans as detailed in SADC Policy #55, effective July 25,

2019; and

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

WHEREAS, the 18 total participants in the County Planning Incentive Grant Program identified 134 project areas targeted 5,695 farm parcels and 185,945 acres at an estimated total cost of \$1,802,564,471, with a ten-year preservation goal of 83,782 acres, as summarized in the attached Schedule A; and

WHEREAS, of the 18 counties listed above, 12 counties, excluding Atlantic, Bergen, Camden, Ocean, Passaic and Sussex County, applied for funding under the 2026 County Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

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

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

WHEREAS, the 12 counties that applied for funding under the 2026 County Planning Incentive Grant round have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17.4(c); and

WHEREAS, Gloucester County updated and readopted its comprehensive farmland preservation plan on January 14, 2025, consistent with the SADC's adopted *Guidelines*; and

WHEREAS, per N.J.S.A. 4:1C-18 and N.J.A.C. 2:76-1 et seq., counties may identify and recommend areas to be designated as Agricultural Development Areas (ADAs); and

WHEREAS, ADAs are areas where agriculture is the preferred, but not necessarily the exclusive, use of the land and it is within these areas that farmland preservation efforts will be focused; and

WHEREAS, Gloucester County amended ADA mapping in conjunction with the update to its respective comprehensive farmland preservation plan and consistent with its adopted ADA criteria pursuant to N.J.S.A. 4:1C-18 and N.J.A.C. 2:76-1.3 and 1.4; and

WHEREAS, the 12 applicants for the 2026 County Planning Incentive Grant round identified project areas targeting 4,283 farm parcels and 161,123 acres at an estimated total cost of \$1,618,919,941, with a ten-year preservation goal of 68,512 acres, as summarized in the attached Schedule B.

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval to Burlington, Cape May,

Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset and Warren Counties' Planning Incentive Grant applications for the FY 2026 funding round; and

BE IT FURTHER RESOLVED, that the SADC grants final approval of Gloucester County's recently adopted comprehensive farmland preservation plan; and

BE IT FURTHER RESOLVED, that the SADC certifies the amendments to the Agricultural Development Area designations of Gloucester County consistent with N.J.S.A. 4:1C-18 and N.J.A.C. 2:76-1 et seq.; and

BE IT FURTHER RESOLVED, that Atlantic, Bergen, Camden, Ocean, Passaic and Sussex Counties' decisions to not apply to the 2026 County Planning Incentive Grant Program does not preclude use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plans; and

BE IT FURTHER RESOLVED, that the SADC will monitor each county's funding plan and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Pursuant to N.J.A.C. 2:76-17.8(a)3 each county with an approved Planning Incentive Grant shall expend its grant funds within three years of the date the funds are appropriated. These funds will be considered expended upon the SADC's issuance of a grant containing the final remaining funds. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the county; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

5/22/2025

Date



Charles Roohr, Executive Director

State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farm Parcels	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	620	9,684	\$43,506,378	\$4,493	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	74	477	\$7,045,400	\$14,770	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	180	13,145	\$99,179,025	\$7,545	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	261	2,846	\$22,065,210	\$7,753	258	1,393	3,147	2.00	\$7.600	No Set Amount
Cape May	6	141	2,951	\$7,082,400	\$2,400	100	500	1,000	1.00	\$7.738	No Set Amount
Cumberland	19	347	14,307	\$68,830,977	\$4,811	1,131	5,654	11,307	1.00	\$1.170	No Set Amount
Hopewell	1	25	746	\$3,424,927	\$4,591	158	788	1,231	0.00	\$0.054	\$0.012
Gloucester	11	686	15,776	\$121,932,704	\$7,729	1,000	3,000	5,000	4.00	\$10.512	No Set Amount
Franklin	6	224	3,955	\$29,662,500	\$7,500	100	750	1,500	1.00	\$0.125	\$0.125
Woolwich	3	89	2,422	\$36,331,350	\$15,001	265	1,920	3,984	5.00	\$0.594	No Set Amount
Hunterdon	5	540	21,912	\$193,877,376	\$8,848	1,000	5,000	10,000	3.00	\$6.000	\$1.900
Alexandria	4	47	2,174	\$37,002,300	\$17,020	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	32	1,769	\$22,112,500	\$12,500	500	2,500	5,000	6.00	\$0.489	No Set Amount
East Amwell	1	18	1,233	\$9,370,800	\$7,600	75	375	750	4.00	\$0.269	\$0.269
Holland	4	32	1,295	\$12,950,000	\$10,000	703	1,700	2,222	2.00	\$0.277	No Set Amount
Kingwood	1	31	1,935	\$19,350,000	\$10,000	170	679	849	3.00	\$0.188	No Set Amount
Raritan	4	30	1,492	\$37,300,000	\$25,000	100	300	600	8.00	\$0.328	No Set Amount
Readington	1	34	1,657	\$19,884,000	\$12,000	100	600	1,065	2.00	\$0.667	No Set Amount
Tewksbury	3	69	1,759	\$35,180,000	\$20,000	100	300	1,000	5.00	\$0.789	No Set Amount
Union	4	17	629	\$5,409,400	\$8,600	50	200	500	0.20	\$0.139	\$0.050
West Amwell	1	53	2,772	\$27,720,000	\$10,000	100	300	500	0.06	\$0.187	\$0.070
Mercer	7	52	1,741	\$18,193,450	\$10,450	100	500	1,000	3.00	\$17.700	No Set Amount
Hopewell	1	14	776	\$15,520,000	\$20,000	150	500	854	3.00	\$1.198	No Set Amount
Middlesex	5	110	2,583	\$161,062,965	\$62,355	225	1,125	2,250	3.00	\$43.640	No Set Amount
Monmouth	6	193	7,436	\$160,476,316	\$21,581	541	2,599	4,075	2.75	\$50.760	\$1.100
Colts Neck	1	13	611	\$22,607,000	\$37,000	215	414	623	1.20	\$0.486	\$0.486
Holmdel	1	11	299	\$11,643,160	\$39,000	11	25	85	2.50	\$1.076	No Set Amount
Howell	4	14	353	\$7,060,000	\$20,000	127	370	452	2.00	\$1.509	No Set Amount
Manalapan	1	18	450	\$9,000,000	\$20,000	131	659	1,318	2.00	\$1.964	No Set Amount
Marlboro	3	20	432	\$15,552,000	\$36,000	45	216	452	1.00	\$0.738	\$0.730
Millstone	4	61	2,760	\$49,680,000	\$18,000	200	600	1,000	6.00	\$1.273	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	\$15,000	550	1,000	1,500	6.00	\$785.000	No Set Amount
Morris	3	181	3,738	\$128,717,270	\$34,435	100	520	1,080	0.62	\$7.200	No Set Amount
Ocean	7	213	2,516	\$60,092,144	\$23,884	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	4	100	\$313,300	\$3,133	100	500	1,000	1.0	\$4.525	\$0.750

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farm Parcels	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Salem	3	966	39,114	\$219,038,400	\$5,600	650	3,250	6,500	2.00	\$1.320	\$1.320
Alloway	1	156	5,669	\$34,580,900	\$6,100	500	1,000	1,500	0.50	\$0.014	No Set Amount
Mannington	1	41	933	\$5,598,000	\$6,000	25	125	250	2.00	\$0.035	\$0.035
Oldmans	1	74	2,420	\$14,805,560	\$6,118	100	500	1,000	2.00	\$0.057	\$0.057
Pilesgrove	4	51	2,324	\$21,145,302	\$9,099	203	1,304	2,608	3.00	\$0.148	\$0.148
Pittsgrove	1	209	2,485	\$14,363,300	\$5,780	255	1,018	3,054	1.00	\$0.061	No Set Amount
Upper Pittsgrove	1	275	6,913	\$51,847,500	\$7,500	700	3,500	7,000	1.00	\$0.034	\$0.034
Somerset	10	285	11,938	\$300,968,918	\$25,211	446	2,850	6,300	3.00	\$29.000	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	\$30,000	500	2,706	2,706	1.50	\$0.409	No Set Amount
Franklin	2	58	139	\$2,780,000	\$20,000	146	731	1,462	5.00	\$7.849	No Set Amount
Hillsborough	3	7	296	\$5,927,291	\$20,000	100	500	1,000	2.80	\$1.844	No Set Amount
Montgomery	1	23	630	\$21,694,680	\$34,436	153	306	763	4.00	\$1.620	No Set Amount
Peapack & Gladstone	2	20	410	\$14,350,000	\$35,000	20	80	160	3.00	\$0.235	\$0.235
Sussex	10	240	9,199	\$50,622,097	\$5,503	850	4,500	8,500	0.21	\$0.395	\$0.200
Frankford	4	87	3,412	\$15,241,404	\$4,467	100	500	1,000	1.00	\$0.074	\$0.074
Green	3	54	1,408	\$9,152,000	\$6,500	150	675	1,300	1.000	\$0.043	No Set Amount
Warren	7	602	26,482	\$139,560,140	\$5,270	1,000	5,000	10,000	2.00	\$2.900	\$0.730
Blairstown	1	20	1,569	\$11,770,088	\$7,500	38	200	375	2.40	\$0.177	Undetermined
Franklin	2	149	4,592	\$23,189,600	\$5,050	100	500	1,000	0.00	\$0.299	No Set Amount
Freylinghuysen	7	69	2,280	\$14,820,000	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Harmony	1	73	2,566	\$16,586,696	\$5,248	75	400	750	0.00	\$2.168	\$2.168
Hope	1	58	3,137	\$13,972,198	\$4,454	80	650	1,000	2.25	\$0.049	\$0.049
Knowlton	2	55	2,234	\$11,170,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.052
White	1	86	2,148	\$14,019,996	\$6,527	100	900	2,000	2.00	\$0.111	\$0.111
Washington	1	40	1,985	\$15,483,000	\$7,800	100	500	1,000	2.00	\$0.137	No Set Amount
County Totals (18)	134	5,695	185,945	\$1,802,564,471		8,881	42,892	83,782		\$231.519	
Municipal Totals (45)	92	2,678	86,850	\$986,222,452		7,963	32,172	58,980		\$813.190	

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

Date: 5/22/25

Schedule B

2025 COUNTY PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS

County	# of Project Areas	# of Target Farms Parcels	Targeted Farm Acreage	Estimated Total Cost	Estimated Cost Per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Burlington	4	180	13,145	\$99,179,025	\$7,545	1,000	5,000	10,000	1.50	\$19.00	No Set Amount
Cape May	6	141	2,951	\$7,082,400	\$2,400	100	500	1,000	1.00	\$7.738	No Set Amount
Cumberland	19	347	14,307	\$68,830,977	\$4,811	1,131	5,654	11,307	1.00	\$1.17	No Set Amount
Gloucester	11	686	15,776	\$121,932,704	\$7,729	1,000	3,000	5,000	4.00	\$10.51	No Set Amount
Hunterdon	5	540	21,912	\$193,877,376	\$8,848	1,000	5,000	10,000	3.00	\$6.00	\$1.90
Mercer	7	52	1,741	\$18,193,450	\$10,450	100	500	1,000	3.00	\$17.70	No Set Amount
Middlesex	5	110	2,583	\$161,062,965	\$62,355	225	1,125	2,250	3.00	\$43.64	No Set Amount
Monmouth	6	193	7,436	\$160,476,316	\$21,581	541	2,599	4,075	2.75	\$50.76	\$1.10
Morris	3	181	3,738	\$128,717,270	\$34,435	100	520	1,080	0.62	\$7.20	No Set Amount
Salem	3	966	39,114	\$219,038,400	\$5,600	650	3,250	6,500	2.00	\$1.32	\$1.32
Somerset	10	285	11,938	\$300,968,918	\$25,211	446	2,850	6,300	3.00	\$29.00	No Set Amount
Warren	7	602	26,482	\$139,560,140	\$5,270	1,000	5,000	10,000	2.00	\$2.90	\$0.73
Final Approval Totals											
Total	86	4,283	161,123	\$1,618,919,941	\$16,353	7,293	34,998	68,512		197	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2025R5(5)**

**APPROVAL OF
MUNICIPAL PLANNING INCENTIVE GRANT ("PIG") APPLICATIONS
FY 2026 PIG PROGRAM**

May 22, 2025

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

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

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

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

WHEREAS, as a condition of eligibility for a planning incentive grant, a municipality's comprehensive farmland preservation plan must be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland plan element, a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17A.5; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously allocated; and

WHEREAS, the SADC has 42 active municipal planning incentive grant participants that identified 92 project areas in 9 counties and targeted 2,678 farm parcels and 86,850 acres at an estimated total cost of \$986,222,452, as summarized in the attached Schedule A; and

WHEREAS, of the 42 municipalities, 28 applied for funding under the 2026 Municipal Planning Incentive Grant Program; and

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

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

WHEREAS, 20 of the municipalities that applied for funding under the 2026 Municipal Planning Incentive Grant Program have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, 8 municipalities that applied for funding under the 2026 Municipal Planning Incentive Grant Program have comprehensive farmland preservation plans greater than 10 years old, are actively revising these plans and anticipate readoption in advance of the approval of the SADC's FY2026 appropriation request; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the following Municipal Planning Incentive Grant applications submitted under the FY26 program funding round, as summarized in the attached Schedule B:

- | | |
|---|--|
| 1. Franklin Township, Gloucester County | 4. Readington Township, Hunterdon County |
| 2. Holland Township, Hunterdon County | 5. Marlboro Township, Monmouth County |
| 3. Raritan Township, Hunterdon County | 6. Millstone Township, Monmouth County |

7. Alloway Township, Salem County
8. Mannington Township, Salem County
9. Pittsgrove Township, Salem County
10. Upper Pittsgrove Township, Salem County
11. Franklin Township, Somerset County
12. Peapack & Gladstone Borough, Somerset
13. Green Township, Sussex County

14. Frelinghuysen Township, Warren County
15. Franklin Township, Warren County
16. Harmony Township, Warren County
17. Hope Township, Warren County
18. Knowlton Township, Warren County
19. White Township, Warren County; and

BE IT FURTHER RESOLVED, that the SADC grants approval of the following Municipal Planning Incentive Grant applications conditioned upon readoption of their comprehensive farmland preservation plans prior to approval of the SADC's FY26 appropriation request, as summarized in the attached Schedule B:

1. Delaware Township, Hunterdon County
2. East Amwell Township, Hunterdon County
3. Kingwood Township, Hunterdon County
4. Hopewell Township, Mercer County

5. Colts Neck Township, Monmouth County
6. Manalapan Township, Monmouth County
7. Pilesgrove Township, Salem County
8. Montgomery Township, Somerset County

BE IT FURTHER RESOLVED, that the SADC grants approval of the Hopewell Township, Cumberland County Municipal Planning Incentive Grant application conditioned upon the adoption of a resolution of support from the municipality's governing body prior to SADC's approval of its FY26 appropriation request, as summarized in the attached Schedule B:

BE IT FURTHER RESOLVED, a municipalities' decision to not apply to the 2026 Municipal Planning Incentive Grant Program does not preclude use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plan; and

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

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality's funding plan and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan pursuant to N.J.A.C 2:76-17A.8(a)2. Each Planning Incentive Grant municipality shall expend its grant funds within three years of the date the funds

are appropriated. These funds will be considered expended upon the SADC's issuance of a grant containing the final remaining funds. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

5/22/2025

Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farm Parcels	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	620	9,684	\$43,506,378	\$4,493	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	74	477	\$7,045,400	\$14,770	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	180	13,145	\$99,179,025	\$7,545	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	261	2,846	\$22,065,210	\$7,753	258	1,393	3,147	2.00	\$7.600	No Set Amount
Cape May	6	141	2,951	\$7,082,400	\$2,400	100	500	1,000	1.00	\$7.738	No Set Amount
Cumberland	19	347	14,307	\$68,830,977	\$4,811	1,131	5,654	11,307	1.00	\$1.170	No Set Amount
Hopewell	1	25	746	\$3,424,927	\$4,591	158	788	1,231	0.00	\$0.054	\$0.012
Gloucester	11	686	15,776	\$121,932,704	\$7,729	1,000	3,000	5,000	4.00	\$10.512	No Set Amount
Franklin	6	224	3,955	\$29,662,500	\$7,500	100	750	1,500	1.00	\$0.125	\$0.125
Woolwich	3	89	2,422	\$36,331,350	\$15,001	265	1,920	3,984	5.00	\$0.594	No Set Amount
Hunterdon	5	540	21,912	\$193,877,376	\$8,848	1,000	5,000	10,000	3.00	\$6.000	\$1.900
Alexandria	4	47	2,174	\$37,002,300	\$17,020	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	32	1,769	\$22,112,500	\$12,500	500	2,500	5,000	6.00	\$0.489	No Set Amount
East Amwell	1	18	1,233	\$9,370,800	\$7,600	75	375	750	4.00	\$0.269	\$0.269
Holland	4	32	1,295	\$12,950,000	\$10,000	703	1,700	2,222	2.00	\$0.277	No Set Amount
Kingwood	1	31	1,935	\$19,350,000	\$10,000	170	679	849	3.00	\$0.188	No Set Amount
Raritan	4	30	1,492	\$37,300,000	\$25,000	100	300	600	8.00	\$0.328	No Set Amount
Readington	1	34	1,657	\$19,884,000	\$12,000	100	600	1,065	2.00	\$0.667	No Set Amount
Tewksbury	3	69	1,759	\$35,180,000	\$20,000	100	300	1,000	5.00	\$0.789	No Set Amount
Union	4	17	629	\$5,409,400	\$8,600	50	200	500	0.20	\$0.139	\$0.050
West Amwell	1	53	2,772	\$27,720,000	\$10,000	100	300	500	0.06	\$0.187	\$0.070
Mercer	7	52	1,741	\$18,193,450	\$10,450	100	500	1,000	3.00	\$17.700	No Set Amount
Hopewell	1	14	776	\$15,520,000	\$20,000	150	500	854	3.00	\$1.198	No Set Amount
Middlesex	5	110	2,583	\$161,062,965	\$62,355	225	1,125	2,250	3.00	\$43.640	No Set Amount
Monmouth	6	193	7,436	\$160,476,316	\$21,581	541	2,599	4,075	2.75	\$50.760	\$1.100
Colts Neck	1	13	611	\$22,607,000	\$37,000	215	414	623	1.20	\$0.486	\$0.486
Holmdel	1	11	299	\$11,643,160	\$39,000	11	25	85	2.50	\$1.076	No Set Amount
Howell	4	14	353	\$7,060,000	\$20,000	127	370	452	2.00	\$1.509	No Set Amount
Manalapan	1	18	450	\$9,000,000	\$20,000	131	659	1,318	2.00	\$1.964	No Set Amount
Marlboro	3	20	432	\$15,552,000	\$36,000	45	216	452	1.00	\$0.738	\$0.730
Millstone	4	61	2,760	\$49,680,000	\$18,000	200	600	1,000	6.00	\$1.273	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	\$15,000	550	1,000	1,500	6.00	\$785.000	No Set Amount
Morris	3	181	3,738	\$128,717,270	\$34,435	100	520	1,080	0.62	\$7.200	No Set Amount
Ocean	7	213	2,516	\$60,092,144	\$23,884	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	4	100	\$313,300	\$3,133	100	500	1,000	1.0	\$4.525	\$0.750

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farm Parcels	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Salem	3	966	39,114	\$219,038,400	\$5,600	650	3,250	6,500	2.00	\$1.320	\$1.320
Alloway	1	156	5,669	\$34,580,900	\$6,100	500	1,000	1,500	0.50	\$0.014	No Set Amount
Mannington	1	41	933	\$5,598,000	\$6,000	25	125	250	2.00	\$0.035	\$0.035
Oldmans	1	74	2,420	\$14,805,560	\$6,118	100	500	1,000	2.00	\$0.057	\$0.057
Pilesgrove	4	51	2,324	\$21,145,302	\$9,099	203	1,304	2,608	3.00	\$0.148	\$0.148
Pittsgrove	1	209	2,485	\$14,363,300	\$5,780	255	1,018	3,054	1.00	\$0.061	No Set Amount
Upper Pittsgrove	1	275	6,913	\$51,847,500	\$7,500	700	3,500	7,000	1.00	\$0.034	\$0.034
Somerset	10	285	11,938	\$300,968,918	\$25,211	446	2,850	6,300	3.00	\$29.000	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	\$30,000	500	2,706	2,706	1.50	\$0.409	No Set Amount
Franklin	2	58	139	\$2,780,000	\$20,000	146	731	1,462	5.00	\$7.849	No Set Amount
Hillsborough	3	7	296	\$5,927,291	\$20,000	100	500	1,000	2.80	\$1.844	No Set Amount
Montgomery	1	23	630	\$21,694,680	\$34,436	153	306	763	4.00	\$1.620	No Set Amount
Peapack & Gladstone	2	20	410	\$14,350,000	\$35,000	20	80	160	3.00	\$0.235	\$0.235
Sussex	10	240	9,199	\$50,622,097	\$5,503	850	4,500	8,500	0.21	\$0.395	\$0.200
Frankford	4	87	3,412	\$15,241,404	\$4,467	100	500	1,000	1.00	\$0.074	\$0.074
Green	3	54	1,408	\$9,152,000	\$6,500	150	675	1,300	1.000	\$0.043	No Set Amount
Warren	7	602	26,482	\$139,560,140	\$5,270	1,000	5,000	10,000	2.00	\$2.900	\$0.730
Blairstown	1	20	1,569	\$11,770,088	\$7,500	38	200	375	2.40	\$0.177	Undetermined
Franklin	2	149	4,592	\$23,189,600	\$5,050	100	500	1,000	0.00	\$0.299	No Set Amount
Freylinghuysen	7	69	2,280	\$14,820,000	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Harmony	1	73	2,566	\$16,586,696	\$5,248	75	400	750	0.00	\$2.168	\$2.168
Hope	1	58	3,137	\$13,972,198	\$4,454	80	650	1,000	2.25	\$0.049	\$0.049
Knowlton	2	55	2,234	\$11,170,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.052
White	1	86	2,148	\$14,019,996	\$6,527	100	900	2,000	2.00	\$0.111	\$0.111
Washington	1	40	1,985	\$15,483,000	\$7,800	100	500	1,000	2.00	\$0.137	No Set Amount
County Totals (18)	134	5,695	185,945	\$1,802,564,471		8,881	42,892	83,782		\$231.519	
Municipal Totals (45)	92	2,678	86,850	\$986,222,452		7,963	32,172	58,980		\$813.190	

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

Date: 5/22/25

Schedule B

MUNICIPAL PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS

County / Municipality	# of Project Areas	# of Targeted Farm Parcels	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Cumberland											
Hopewell	1	25	746	\$3,424,927	\$4,591	158	788	1,231	0.00	\$0.054	\$0.012
Gloucester											
Franklin	6	224	3,955	\$29,662,500	\$7,500	100	750	1,500	1.00	\$0.125	\$0.125
Hunterdon											
Delaware	2	32	1,769	\$22,112,500	\$12,500	500	2,500	5,000	6.00	\$0.489	No Set Amount
East Amwell	1	18	1,233	\$9,370,800	\$7,600	75	375	750	4.00	\$0.269	\$0.269
Holland	4	32	1,295	\$12,950,000	\$10,000	703	1,700	2,222	2.00	\$0.277	No Set Amount
Kingwood	1	31	1,935	\$19,350,000	\$10,000	170	679	849	3.00	\$0.188	No Set Amount
Raritan	4	30	1,492	\$37,300,000	\$25,000	100	300	600	8.00	\$0.328	No Set Amount
Readington	1	34	1,857	\$19,884,000	\$12,000	100	600	1,065	2.00	\$0.667	No Set Amount
Mercer											
Hopewell	1	14	776	\$15,520,000	\$20,000	150	500	854	3.00	\$1.198	No Set Amount
Monmouth											
Colts Neck	1	13	611	\$22,607,000	\$37,000	215	414	623	1.20	\$0.486	\$0.486
Manalapan	1	18	450	\$9,000,000	\$20,000	131	659	1,318	2.00	\$1.964	No Set Amount
Marlboro	3	20	432	\$15,552,000	\$36,000	45	216	452	1.00	\$0.738	\$0.730
Millstone	4	61	2,760	\$49,680,000	\$18,000	200	600	1,000	6.00	\$1.273	No Set Amount
Salem											
Alloway	1	156	5,669	\$34,580,900	\$6,100	500	1,000	1,500	0.50	\$0.014	No Set Amount
Mannington	1	41	933	\$5,598,000	\$6,000	25	125	250	2.00	\$0.035	\$0.035
Pilesgrove	4	51	2,324	\$21,145,302	\$9,099	203	1,304	2,608	3.00	\$0.148	\$0.148
Pittsgrove	1	209	2,485	\$14,363,300	\$5,780	255	1,018	3,054	1.00	\$0.061	No Set Amount
Upper Pittsgrove	1	275	6,913	\$51,847,500	\$7,500	700	3,500	7,000	1.00	\$0.034	\$0.034
Somerset											
Franklin	2	58	139	\$2,780,000	\$20,000	146	731	1,462	5.00	\$7.849	No Set Amount
Montgomery	1	23	630	\$21,694,680	\$34,436	153	306	763	4.00	\$1.620	No Set Amount
Peapack & Gladstone	2	20	410	\$14,350,000	\$35,000	20	80	160	3.00	\$0.235	\$0.235
Sussex											
Green	3	54	1,408	\$9,152,000	\$6,500	150	675	1,300	1.00	\$0.043	No Set Amount
Warren											
Franklin	2	149	4,592	\$23,189,600	\$5,050	100	500	1,000	0.00	\$0.299	No Set Amount
Freylinghuysen	7	69	2,280	\$14,820,000	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Harmony	1	73	2,566	\$16,586,696	\$5,248	75	400	750	0.00	\$2.168	\$2.168
Hope	1	58	3,137	\$13,972,198	\$4,454	80	650	1,000	2.25	\$0.049	\$0.049
Knowlton	2	55	2,234	\$11,170,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.052
White	1	86	2,148	\$14,019,996	\$6,527	100	900	2,000	2.00	\$0.111	\$0.111
Final Approval Totals	60	1,929	56,979	\$535,683,900		5,298	21,991	41,741		\$20.832	

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

Date: 5/22/25

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R5(6)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
MAY 22, 2025

Subject Wood, Bonnie Davis (Estate of) (“Owner”)
Property: Block 32, Lots 6 and 9, Stow Creek Township, Cumberland County (“Property”)
SADC ID# 06-0094-DE

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS. The Statewide Formula rules at N.J.A.C. 2:76-26 are subject to a 45-day appeal period ending on May 22, 2025; and

WHEREAS, on June 27, 2023, the SADC certified the Development Easement value of \$4,050 per acre based on zoning and environmental regulations in place as of the current valuation date May 18, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on September 28, 2023 (RESOLUTION FY2024R9(12)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$8,500 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$4,250 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to limit the residential buildings on the premises (and/or in the nonseverable exception area) to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$7,042 per acre; and

WHEREAS, the Owners accepted the offer of \$ 7,042 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$7,042 per acre for a total of approximately \$ 753,494 based on an estimated 107 payable easement acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2024R9(12) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

5/22/2025

Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

SCHEDULE A

SADC Statewide Formula Value Calculation

Farm Name: Wood, Bonnie Davis Estate			
SADC ID:	06-0094-DE	Total Score	32.85
Farm Address:	Davis Mill and Chestnut roads	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	17.82
Natural Resource Factors - Max Add-on % =		10	5.03
Local Importance Factors - Max Add-on % =		15	0.00
Max Allowable Score of all of the above		30	22.85
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors		Points
Soils		8.60
Size		10.00
Tillability		5.00
Contiguity to Preserved Farms		8.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max= 30		Top 3 Scores
Each Point = % 0.67		26.60
		Agricultural Resource %
		17.82

Natural Resource Factors		Points
Groundwater Recharge		4.75
Upland Forest		2.50
Wetlands and Flood Hazard Area		5.50
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max= 30		Top 3 Scores
Each Point = % 0.33		15.25
		Natural Resource %
		5.03

Local Importance Factors		Percent
Risk of Conversion / Imminence of Change		0
Farm Value as Buffer to Critical Infrastructure		0
Properties of Unique Importance		0
		Local Importance %
		0

Voluntary Deed Restrictions		Percent
Impervious Cover Limit (10%)		5
House Size Limit (2,500 sqft)		5
		Additional Restrictions %
		10

Landowner Formula Offer Calculations		Value
Per Acre Values		
Certified Market Value Unrestricted, per acre		\$8,500
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$6,192
Per Acre Value of Voluntary Deed Restrictions (each)		\$425
Per Acre Value after Voluntary Deed Restrictions		\$7,042
Net Acres		107.00
Estimated Easement Values		
Estimated Unadjusted Total		\$662,544
Plus: Adjustment for Voluntary Restrictions (+)		\$90,950
Estimated offer before Residential Opportunities reduction		\$753,494
Less: Adjustment for Residential Opportunities (-)		\$0
Estimated Total Offer After Reduction for Residential Opportunities		\$753,494

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R5(7)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
MAY 22, 2025

Subject Pierce, Vernon (“Owner”)
Property: Block 12, Lot 1 – Fairfield Township, Cumberland County (“Property”)
 SADC ID#:06-0091-DE

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS. The Statewide Formula rules at N.J.A.C. 2:76-26 are subject to a 45-day appeal period ending on May 22, 2025; and

WHEREAS, on September 29, 2022, the SADC certified the Development Easement value of \$3,500 per acre based on zoning and environmental regulations in place as of the current valuation date August 22, 2022; and

WHEREAS, the SADC granted Final Approval for the Property on December 1, 2022 (RESOLUTION FY2023R12(9)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$7,800 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$3,900 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to limit the residential buildings on the premises (and/or in the nonseverable exception area) to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$6,567 per acre; and

WHEREAS, the Owners accepted the offer of \$6,567 per acre, based on Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$6,567 per acre for a total of approximately \$327,168 based on an estimated 49.82 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2023R12(9) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

5/22/2025

Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

SCHEDULE A

SADC Statewide Formula Value Calculation

Farm Name:	Pierce, Vernon		
SADC ID:	06-0091-DE	Total Score	34.19
Farm Address:	Block 12, Lot 1	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		14.49
Natural Resource Factors - Max Add-on % =	10		4.70
Local Importance Factors - Max Add-on % =	15		5.00
Max Allowable Score of all of the above	30		24.19
Additional Restrictions - Max Add-on % =	10		10.00

Agricultural Resource Factors	Points
Soils	9.62
Size	4.00
Tillability	8.00
Contiguity to Preserved Farms	1.00
Agricultural Water Availability (Y/N)	0.00
Top 3 Scores Max=	30
Each Point = %	0.67
	Top 3 Scores
	21.62
	Agricultural Resource %
	14.49

Natural Resource Factors	Points
Groundwater Recharge Capability	5.25
Upland Forest	2.00
Wetland & Open Water/Flood Hazard Mitigation	1.00
Contiguity to Preserved Open Space	7.00
Surface Water Quality Classification	0.00
Top 3 Scores Max=	30
Each Point = %	0.33
	Top 3 Scores
	14.25
	Natural Resource %
	4.70

Local Importance Factors	Percent
Risk of Conversion	5
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance %
	5

Voluntary Deed Restrictions	Percent
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$7,800
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$5,787
Per Acre Value of Voluntary Deed Restrictions (each)	\$390
Per Acre Value after Voluntary Deed Restrictions	\$6,567
Net Acres	49.82
Estimated Easement Values	
Estimated Unadjusted Total	\$288,308
Plus: Adjustment for Voluntary Restrictions (+)	\$38,860
Estimated offer before Residential Opportunities reduction	\$327,168
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$327,168

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R5(8)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
MAY 22, 2025

Subject Davis, Douglas, B (“Owner”)
Property: Block 602, Lots 9.02 and 9.03 - Southampton Township, Burlington
 County (“Property”)
 SADC ID#: 03-0037-DE

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS. The Statewide Formula rules at N.J.A.C. 2:76-26 are subject to a 45-day appeal period ending on May 22, 2025; and

WHEREAS, on March 28, 2024, the SADC certified the Development Easement value of \$3,600 per acre based on zoning and environmental regulations in place as of the current valuation date December 13, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on May 23, 2024 (RESOLUTION FY2024R5(5)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$ 8,600 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$4,300 for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to limit the residential buildings on the premises (and/or in the nonseverable exception area) to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$7,740 per acre; and

WHEREAS, the Owner accepted the offer of \$7,740 per acre, based on Statewide Formula Valuation for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$ 7,740 per acre for a total of approximately \$ 304,956 based on an estimated 39.40 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2024R5(5) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

5/22/2025

Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

SCHEDULE A

SADC Statewide Formula Value Calculation

Farm Name:	Davis, Douglas		
SADC ID:	03-0037-DE	Total Score	40.00
Farm Address:	606 Smithville Road	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		15.22
Natural Resource Factors - Max Add-on % =	10		5.43
Local Importance Factors - Max Add-on % =	15		10.00
Max Allowable Score of all of the above	30		30.00
Additional Restrictions - Max Add-on % =	10		10.00

Agricultural Resource Factors		Points
Soils		9.71
Size		4.00
Tillability		9.00
Contiguity to Preserved Farms		3.00
Agricultural Water Availability (Y/N)		0.00
	Top 3 Scores Max= 30	Top 3 Scores
	Each Point = % 0.67	22.71
		Agricultural Resource %
		15.22

Natural Resource Factors		Points
Groundwater Recharge Capability		5.46
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		6.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
	Top 3 Scores Max= 30	Top 3 Scores
	Each Point = % 0.33	16.46
		Natural Resource %
		5.43

Local Importance Factors		Percent
Risk of Conversion		5
Buffer to Critical Infrastructure		5
Property of Unique Importance		0
		Local Importance %
		10

Voluntary Deed Restrictions		Percent
Impervious Cover Limit (10%)		5
House Size Limit (2,500 sqft)		5
		Additional Restrictions %
		10

Landowner Formula Offer Calculations		Value
Per Acre Values		
Certified Market Value Unrestricted, per acre		\$8,600
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$6,880
Per Acre Value of Voluntary Deed Restrictions (each)		\$430
Per Acre Value after Voluntary Deed Restrictions		\$7,740
Net Acres		39.40
Estimated Easement Values		
Estimated Unadjusted Total		\$271,072
Plus: Adjustment for Voluntary Restrictions (+)		\$33,884
Estimated offer before Residential Opportunities reduction		\$304,956
Less: Adjustment for Residential Opportunities (-)		\$0
Estimated Total Offer After Reduction for Residential Opportunities		\$304,956

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R5(9)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
MAY 22, 2025

Subject Pascale, John Joseph and Francis Susan
Property Block 48, Lot 22.03 – Readington Township, Hunterdon County
 SADC ID#: 10-0290-DE

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS. The Statewide Formula rules at N.J.A.C. 2:76-26 are subject to a 45-day appeal period ending on May 22, 2025; and

WHEREAS, on April 18, 2023, the SADC certified the Development Easement value of \$8,100 per acre based on zoning and environmental regulations in place as of the current valuation date March 2, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on May 25, 2023 [RESOLUTION FY2023R5(7)] but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$15,600 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS, the 50% base value of \$7,800 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to limit the residential buildings on the premises (and/or in the nonseverable exception area) to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$14,040 per acre; and

WHEREAS, the Owners accepted the offer of \$14,040 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$14,040 per acre for a total of approximately \$627,447.60 based on an estimated 44.69 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2023R5(7) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

5/22/2025

Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

SCHEDULE A

SADC Statewide Formula Value Calculation			
Farm Name:	Pascale Farm		
SADC ID:	10-0290-DE	Total Score	40.00
Farm Address:	17 Lightfield Road, Readington	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		17.16
Natural Resource Factors - Max Add-on % =	10		4.24
Local Importance Factors - Max Add-on % =	15		10.00
<i>Max Allowable Score of all of the above</i>	30		30.00
Additional Restrictions - Max Add-on % =	10		10.00
Agricultural Resource Factors		Points	
Soils		9.61	
Size		8.00	
Tillability		8.00	
Contiguity to Preserved Farms		1.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max=		30	<u>Top 3 Scores</u>
Each Point = %		0.67	25.61
			Agricultural Resource %
			17.16
Natural Resource Factors		Points	
Groundwater Recharge Capability		6.85	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		1.00	
Contiguity to Preserved Open Space		1.00	
Surface Water Quality Classification		5.00	
Top 3 Scores Max=		30	<u>Top 3 Scores</u>
Each Point = %		0.33	12.85
			Natural Resource %
			4.24
Local Importance Factors		Percent	
Risk of Conversion		5	
Buffer to Critical Infrastructure		5	
Property of Unique Importance		0	
		Local Importance %	
		10	
Voluntary Deed Restrictions		Percent	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		5	
		Additional Restrictions %	
		10	
Landowner Formula Offer Calculations		Value	
Per Acre Values			
Certified Market Value Unrestricted, per acre		\$15,600	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$12,480	
Per Acre Value of Voluntary Deed Restrictions (each)		\$780	
Per Acre Value after Voluntary Deed Restrictions		\$14,040	
Net Acres		44.69	
Estimated Easement Values			
Estimated Unadjusted Total		\$557,731	
Plus: Adjustment for Voluntary Restrictions (+)		\$89,718	
Estimated offer before Residential Opportunities reduction		\$627,447	
Less: Adjustment for Residential Opportunities (-)		\$0	
Estimated Total Offer After Reduction for Residential Opportunities		\$627,447	

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R5(10)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
MAY 22, 2025

Subject **Hunt, Alan and Drew, Elizabeth H.**
Property Block 41, Lot 2 and Block 42, Lots 19.01 & 20
 Bethlehem Township, Hunterdon County
 SADC ID#: 10-0289-DE

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter "Statewide Formula"); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS. The Statewide Formula rules at N.J.A.C. 2:76-26 are subject to a 45-day appeal period ending on May 22, 2025; and

WHEREAS, on April 13, 2023, the SADC certified the Development Easement value of \$6,600 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$3,000 per acre based on zoning and environmental regulations in place as of the current valuation date March 14, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on May 25, 2023 (RESOLUTION FY2023R5(8)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$14,300 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$7,150 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$11,440 per acre; and

WHEREAS, the Owners accepted the offer of \$11,440 per acre, based on the Statewide Formula Value for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$11,440 per acre for a total of approximately \$298,927 based on an estimated 26.13 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2023R5(8) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

5/22/2025

Date



Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

SADC Statewide Formula Value Calculation

Farm Name:	Hunt & Drew Farm		
SADC ID:	10-0289-DE	Total Score	30.00
Farm Address:	142 Valley Road, Bethlehem	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		12.82
Natural Resource Factors - Max Add-on % =	10		9.04
Local Importance Factors - Max Add-on % =	15		10.00
Max Allowable Score of all of the above	30		30.00
Additional Restrictions - Max Add-on % =	10		0.00

Agricultural Resource Factors	Points
Soils	8.13
Size	4.00
Tillability	7.00
Contiguity to Preserved Farms	1.00
Agricultural Water Availability (Y/N)	0.00
Top 3 Scores Max=	30
Each Point = %	0.67
	Top 3 Scores
	19.13
	Agricultural Resource %
	12.82

Natural Resource Factors	Points
Groundwater Recharge Capability	7.38
Upland Forest	4.00
Wetland & Open Water/Flood Hazard Mitigation	2.00
Contiguity to Preserved Open Space	10.00
Surface Water Quality Classification	10.00
Top 3 Scores Max=	30
Each Point = %	0.33
	Top 3 Scores
	27.38
	Natural Resource %
	9.04

Local Importance Factors	Percent
Risk of Conversion	5
Buffer to Critical Infrastructure	5
Property of Unique Importance	0
	Local Importance %
	10

Voluntary Deed Restrictions	Percent
Impervious Cover Limit (10%)	0
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	0

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$14,300
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$11,440
Per Acre Value of Voluntary Deed Restrictions (each)	\$715
Per Acre Value after Voluntary Deed Restrictions	\$11,440
Net Acres	26.13
Estimated Easement Values	
Estimated Unadjusted Total	\$298,927
Plus: Adjustment for Voluntary Restrictions (+)	\$0
Estimated offer before Residential Opportunities reduction	\$298,927
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$298,927

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2025R5(11)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of William Clark

MAY 22, 2025

Subject Property: **Clark, William**
Block 6, Lot 60 - Holland Township, Hunterdon County
SADC ID#10-0315-DE

WHEREAS, on March 25, 2024, the State Agriculture Development Committee (“SADC”) received an application to sell the fee simple title to property from Willam Clark, hereinafter “Owner,” identified as Block 6, Lots 60, Holland Township, Hunterdon County, hereinafter “the Property,” totaling approximately 182.50 gross acres, identified as SADC ID#10-0092-FS (Schedule A); and

WHEREAS, the SADC is authorized by N.J.S.A. 4:1C-31.1 of the Agriculture Retention and Development Act and N.J.S.A. 13:8C-37a.(4) of the Garden State Preservation Trust Act to purchase real property directly from landowners; and

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

WHEREAS, the Premises includes:

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

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 1 acre (0.54%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, staff evaluated this application for the purchase of farmland in accordance with N.J.A.C. 2:76-8.5 and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023, which categorizes applications as “Priority”, “Alternate” and “Other” ; and

WHEREAS, SADC staff determined that the Property meets the SADC’s “Priority” category for Hunterdon County (minimum acreage of 47 and minimum quality score of 59) because it is approximately 182.49 acres and has a quality score of 69.05; and

WHEREAS, on April 25, 2024, the SADC granted Preliminary Approval (Resolution #FY2024R4(6)) to proceed with the application; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

- (1) the appraised current market value (N.J.S.A. 4:1C-31)
- (2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
- (3) the Pinelands Formula (N.J.A.C. 2:76-19)
- (4) the Highlands dual appraisal (P.L. 2004, c.120)

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2016, Chapter 136, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the chain of title reflects that: (a) Olga Clark owned the property in 2001 until the property was transferred to William Clark, who is the son of Olga Clark, care of the Estate of Olga Clark; and

WHEREAS, the Owner is, therefore, an immediate family member of a landowner who owned the property as of 01/01/2004, making the property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on July 25, 2024, the SADC certified:

- a fee simple value of value of \$11,100 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$9,500 per acre based on zoning and environmental regulations in place as of the current valuation date May 24, 2024; and
- an improvement value of \$65,000; and
- a development easement value of \$5,700 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$4,100 per acre based on zoning and environmental regulations in place as of the current valuation date May 24, 2024; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals as requested by the Owner and grant partners; and

WHEREAS, on September 26, 2024, the Owner provisionally accepted the SADC's fee purchase offer of \$11,100 per acre plus \$65,000 for the value of improvement but requested final approval to be conditioned on the provision of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and

WHEREAS, the SADC granted Final Approval for the Property on October 24, 2024 [RESOLUTION FY2025R10(5)] but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter "Statewide Formula"); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$11,100 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$5,550 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property; and

WHEREAS, the Owner agreed to a limit the size of the residential units on the premises to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$9,990 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$9,990 per acre for an easement purchase, based on the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26) for the purchase of the development easement on the Premises; and

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

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation; and

WHEREAS, the easement application is now identified as SADC ID#10-0315-DE; and

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

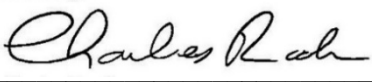
WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC hereby rescinds RESOLUTION FY2025R10(5) for the purchase of the property in fee simple.
3. The SADC grants final approval for its acquisition of the development easement at a value of \$9,990 per acre for a total of approximately \$1,823,175.00.

4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Chairman Edward D. Wengryn or Executive Director Charles Roohr, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

____ 5/22/2025 _____
Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Clark, William
 Block 6 Lot 60 (182.49 ac)
 Gross Total = 182.49 ac
 Holland Twp., Hunterdon County

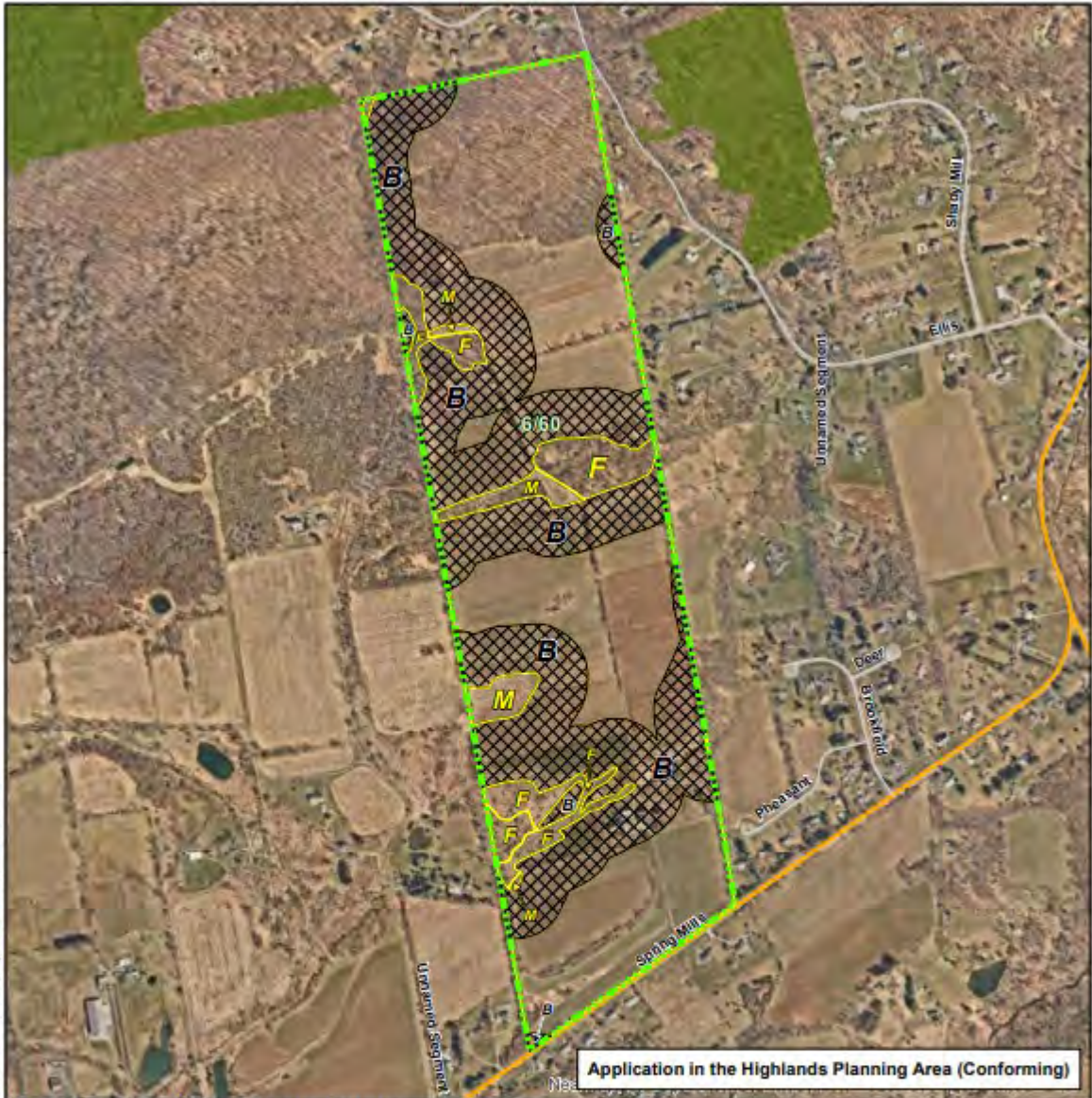


	Property In Question
	Preserved Easements
	Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S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

Sources:
 NJ Farmland Preservation Program
 NJDOT Parcel data
 NJDEP Conservation/Open Space Easement Data
 NJ Highlands Council Data
 NJDOT/Neer Map 2023 Digital Aerial Image

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

Wetlands



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

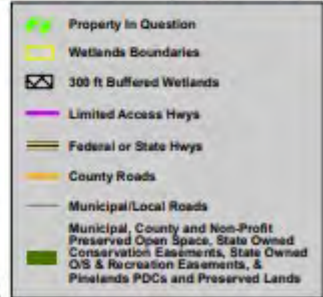
Clark, William
Block 6 Lot 60 (182.49 ac)
Gross Total = 182.49 ac
Holland Twp., Hunterdon County



Sources:
NJ Farmland Preservation Program
NJGIT Parcel data
Green Acres Conservation Easement Data
NJDEP 2020 Landcover/Landcover Data
NJDEP Open Space
NJDOT Road Data
NJ Highlands Council Data
NJGIT Near Map 2023 Digital Aerial Image

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

Application in the Highlands Planning Area (Conforming)



Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
N - Non-Wetlands
B - 300' Buffer
W - Water

April 3, 2024

SADC Statewide Formula Value Calculation

Farm Name:	William Clark		
SADC ID:	10-0315-DE	Total Score	40.00
Farm Address:	369 Spring Mills Little York Rd. Holland	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		17.42
Natural Resource Factors - Max Add-on % =	10		7.97
Local Importance Factors - Max Add-on % =	15		5.00
Max Allowable Score of all of the above	30		30.00
Additional Restrictions - Max Add-on % =	10		10.00

Agricultural Resource Factors		Points
Soils		5.61
Size		10.00
Tillability		8.00
Contiguity to Preserved Farms		8.00
Agricultural Water Availability (Y/N)		0.00
	Top 3 Scores Max= 30	Top 3 Scores 26.00
	Each Point = % 0.67	Agricultural Resource % 17.42

Natural Resource Factors		Points
Groundwater Recharge Capability		7.15
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		7.00
Surface Water Quality Classification		10.00
	Top 3 Scores Max= 30	Top 3 Scores 24.15
	Each Point = % 0.33	Natural Resource % 7.97

Local Importance Factors		Percent
Risk of Conversion		5
Buffer to Critical Infrastructure		0
Property of Unique Importance		0
		Local Importance % 5

Voluntary Deed Restrictions		Percent
Impervious Cover Limit (10%)		5
House Size Limit (2,500 sqft)		5
		Additional Restrictions % 10

Landowner Formula Offer Calculations		Value
Per Acre Values		
Certified Market Value Unrestricted, per acre		\$11,100
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$8,880
Per Acre Value of Voluntary Deed Restrictions (each)		\$555
Per Acre Value after Voluntary Deed Restrictions		\$9,990
Net Acres		182.50
Estimated Easement Values		
Estimated Unadjusted Total		\$1,620,600
Plus: Adjustment for Voluntary Restrictions (+)		\$202,575
Estimated offer before Residential Opportunities reduction		\$1,823,175
Less: Adjustment for Residential Opportunities (-)		\$0
Estimated Total Offer After Reduction for Residential Opportunities		\$1,823,175

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and 11 through 17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2025R5(12)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Leshay, Samuel P. et. al

MAY 22, 2025

Subject **Leshay, Samuel P. et. al**
Property: Block 10901 , Lot 13 - Monroe Township, Gloucester County
 SADC ID#:08-0045 -DE

WHEREAS, on April 9, 2024, the State Agriculture Development Committee (“SADC”) received a development easement sale application from Samuel Leshay, et. al, hereinafter “Owners,” identified as Block 10901, Lot 13, Monroe Township, Gloucester County, hereinafter “the Property,” totaling approximately 74.6 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately one (1) acre non-severable exception area for a future/the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 73.65 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the one (1) acre non-severable exception area:

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

WHEREAS, the Premises includes:

- 1) One (1) exceptions,
- 2) One (1) future housing opportunity
- 3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0.40 acres (0.54%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on September 14, 2022, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Gloucester County (minimum acreage of 63 and minimum quality score of 58) because it is approximately 73.6 acres and has a quality score of 71.75; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

- (1) the appraised current market value (N.J.S.A. 4:1C-31)
- (2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
- (3) the Pinelands Formula (N.J.A.C. 2:76-19)
- (4) the Highlands dual appraisal (P.L. 2004, c.120) ; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on October 11, 2024, in accordance with Resolution # FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$4,333 per acre based on zoning and environmental regulations in place as of the current valuation date of August 23, 2024 and \$3,588 per acre based on the Pinelands Formula from the Pinelands Commission; and

WHEREAS, the property is in the New Jersey Pinelands Ag Production Area and the Pinelands Commission Letter of Interpretation #2166 allocated 3.75 Pinelands Development Credits (PDCs) to Block 10901, Lot 13; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.3, the SADC issued a Pinelands Formula Valuation Certification of \$3,086 per acre without the impervious cover option and \$3,588 with the 10% impervious cover option; and

WHEREAS, the SADC certified the market value unrestricted of \$12,450 per acre, which is to be used for the calculation of the base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$6,225 for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to a limit the size of the residential units on the premises (and/or in the nonseverable exception area) to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$11,206 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$11,206 per acre, based on Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26) for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$11,206 per acre for a total of approximately \$825,322.
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area

such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Chairman Edward D. Wengryn or Executive Director Charles Roohr, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

_____5/22/2025_____

Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Preserved Farms and Active Applications Within Two Miles

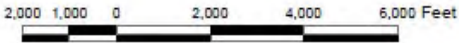


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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Leshay, Samuel P., et al
Block 10901 P/O Lot 13 (73.6 ac)
& P/O 13-EN (non-severable exception - 1.0 ac)
Gross Total - 74.6 ac
Monroe Twp. Gloucester County



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



Sources:
 NJ Farmland Preservation Program
 NJDOT Parcel data
 NJDEP Conservation/Open Space Easement Data
 NJDOT Road Data
 NJ Highlands Council Data
 PDCs and Pinelands Preserved Lands Data
 NJGIT/OGIS 2020 Digital Aerial Image

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

Wetlands



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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Leshay, Samuel P., et al
Block 10901 P/O Lot 13 (73.6 ac)
& P/O 13-EN (non-severable exception - 1.0 ac)
Gross Total - 74.6 ac
Monroe Twp. Gloucester County



Sources:
NJ Farmland Preservation Program
NJGIT Parcel data
Green Acres Conservation Easement Data
NJDEP 2015 Landuse/Landcover Data
NJDEP Open Space
NJDOT Road Data
PDCs and Pinelands Preserved Lands
NJGIT/OGIS 2020 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 approximates and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



	Property In Question
	EN - (Non-Severable) Exception
	Wetlands Boundaries
	300 ft Buffered Wetlands
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, State Owned OIS & Recreation Easements, & Pinelands PDCs and Preserved Lands

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




Preliminary Soil Disturbance Map



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

Leshay, Samuel P., et al
Block 10901 Lots P/O 13 (73.65 ac) &
P/O 13-EN (non-severable exception - 1.0 ac)
Gross Total = 74.65 ac
Monroe Twp., Gloucester County

-  Extent of Disturbance
-  Easement Area
-  Exception Area

Estimated Easement Acres: 73.65
Total Disturbance Acres (Does not include exception areas): 0.40
Percent of Disturbance: 0.54%



Source:
Farmland Preservation Program Data
NJDOT Road Data
Near Map 2024 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping. The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

SADC Statewide Formula Value Calculation

Farm Name: Leshay w both deed restrictions 05.06.2025			
SADC ID:	08-0045-DE	Total Score	40.00
Farm Address:	1337 Blue Bell Road, Monroe Township NJ	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	18.69
Natural Resource Factors - Max Add-on % =		10	5.35
Local Importance Factors - Max Add-on % =		15	10.00
Max Allowable Score of all of the above		30	30.00
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors		Points
Soils		9.90
Size		8.00
Tillability		10.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max=		30
Each Point = %		0.67
		Top 3 Scores
		27.90
		Agricultural Resource %
		18.69

Natural Resource Factors		Points
Groundwater Recharge Capability		7.21
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		7.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=		30
Each Point = %		0.33
		Top 3 Scores
		16.21
		Natural Resource %
		5.35

Local Importance Factors		Percent
Risk of Conversion		5
Buffer to Critical Infrastructure		5
Property of Unique Importance		0
		Local Importance %
		10

Voluntary Deed Restrictions		Percent
Impervious Cover Limit (10%)		5
House Size Limit (2,500 sqft)		5
		Additional Restrictions %
		10

Landowner Formula Offer Calculations		Value
Per Acre Values		
Certified Market Value Unrestricted, per acre		\$12,450
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$9,960
Per Acre Value of Voluntary Deed Restrictions (each)		\$623
Per Acre Value after Voluntary Deed Restrictions		\$11,206
Net Acres		73.65
Estimated Easement Values		
Estimated Unadjusted Total		\$733,554
Plus: Adjustment for Voluntary Restrictions (+)		\$91,768
Estimated offer before Residential Opportunities reduction		\$825,322
Less: Adjustment for Residential Opportunities (-)		\$0
Estimated Total Offer After Reduction for Residential Opportunities		\$825,322

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-9 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2025R5(13)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Jones, Kristofer

MAY 22, 2025

Subject Property: **Jones, Kristofer**
Block 103, Lots 1, 5 and 9 – Blairstown Township, Warren County
SADC ID#: 21-0084-DE

WHEREAS, on December 11, 2024, the State Agriculture Development Committee (“SADC”) received a development easement sale application from Kristofer Jones, hereinafter “Owner,” identified as Block, 103 Lots 1, 5 and 9, Blairstown Township, Warren County, hereinafter “the Property,” totaling approximately 342.73 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 1.02-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 341.72 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1-acre non-severable exception area:

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

WHEREAS, the Premises include:

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

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0.94 acres (0.27%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, at approximately 342.73 acres the Property meets the minimum acreage criteria for the "Priority" farm designation in Warren County, however with a minimum quality score of 51.96, it does not meet the minimum quality score criteria for the "Priority" category which require a quality score of at least 58, therefore, this farm is categorized as an "Alternate" farm, requiring SADC preliminary approval; and

WHEREAS, in accordance with Resolution #FY2022R12(10) which delegated certain routine Acquisition Program approval actions to the Executive Director, the Property was granted SADC preliminary approval by the Executive Director on December 16, 2024 because the farm's quality score is over 70% of the County's average quality score; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

- (1) the appraised current market value (N.J.S.A. 4:1C-31)
- (2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
- (3) the Pinelands Formula (N.J.A.C. 2:76-19)
- (4) the Highlands dual appraisal (P.L. 2004, c.120)

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 19, 2025, in accordance with Resolution # FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$4,300 per acre based on zoning and environmental regulations in place as of the current valuation date February 18, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$7,300 per acre, which is to be used for the calculation of the base value for the Statewide Formula valuation pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$3,650 for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to a limit the size of the residential units on the premises and in the nonseverable exception area to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$5,839 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$5,839 per acre, based on the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26 for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$5,839 per acre for a total of approximately \$1,995,244.
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Chairman Edward D. Wengryn or Executive Director Charles Roohr, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/22/2025
Date


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Wetlands



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

Jones, Kristofer (TLCNJ-FY25)
Block 103 Lots P/O 1 (79.96 ac); 5 (98.87 ac); 9 (162.88 ac);
& P/O 1-EN (non-severable exception - 1.02 ac)
Gross Total = 342.73 ac
Blairstown Twp., Warren County



Sources:
NJ Farmland Preservation Program
NJGIT "Parcels and MOD-FY Composite of New Jersey"
Green Acres Conservation Easement Data
NJDEP "Land Use and Cover of New Jersey 2020"
NJDEP "Open Space (Various Layers)"
NJDEP "Road Centerlines of NJ - Waived 3434"
NJ Highlands Council "Preservation and Planning Area"
NJGIT "New Map "Base map/Ortho Natural 2022 NJ"

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

Application within the (PA5) Env Sens Area

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



Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
U - Uplands/Non-Wetlands
B - 300' Buffer
W - Water




Preliminary Soil Disturbance Map



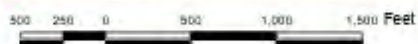
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**FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee**

Jones, Kristofer (TLCNJ-FY25)
Block 103 Lots P/O 1 (79.96 ac); 5 (98.87 ac); 9 (162.88 ac);
& P/O 1-EN (non-severable exception - 1.02 ac)
Gross Total = 342.73 ac
Blairstown Twp., Warren County

	Extent of Disturbance
	Easement Area
	Exception Area

Estimated Easement Acres: 341.71
Total Disturbance Acres (Does not include exception areas): 0.94
Percent of Disturbance: 0.27%



DISCLAIMER: This product was created using the most current available mapping. The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2024 Digital Aerial

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	Jones, Kristofer		
SADC ID:	21-0084-DE	Total Score	29.98
Farm Address:	128 Mohican Rd, Blairstown	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		11.39
Natural Resource Factors - Max Add-on % =	10		8.59
Local Importance Factors - Max Add-on % =	15		0.00
Max Allowable Score of all of the above	30		19.98
Additional Restrictions - Max Add-on % =	10		10.00

Agricultural Resource Factors	Points
Soils	0.00
Size	10.00
Tillability	1.00
Contiguity to Preserved Farms	6.00
Agricultural Water Availability (Y/N)	0.00
Top 3 Scores Max=	30
Each Point = %	0.67
	Top 3 Scores
	17.00
	Agricultural Resource %
	11.39

Natural Resource Factors	Points
Groundwater Recharge Capability	7.04
Upland Forest	9.00
Wetland & Open Water/Flood Hazard Mitigation	3.50
Contiguity to Preserved Open Space	6.00
Surface Water Quality Classification	10.00
Top 3 Scores Max=	30
Each Point = %	0.33
	Top 3 Scores
	26.04
	Natural Resource %
	8.59

Local Importance Factors	Percent
Risk of Conversion	0
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance %
	0

Voluntary Deed Restrictions	Percent
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$7,300
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$5,109
Per Acre Value of Voluntary Deed Restrictions (each)	\$365
Per Acre Value after Voluntary Deed Restrictions	\$5,839
Net Acres	341.71
Estimated Easement Values	
Estimated Unadjusted Total	\$1,745,796
Plus: Adjustment for Voluntary Restrictions (+)	\$249,448
Estimated offer before Residential Opportunities reduction	\$1,995,244
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$1,995,244

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement, or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2025R5(14)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Barbara & Alvin Johnson

MAY 22, 2025

Subject Property: **Johnson, Barbara & Alvin**
Block 1401, Lot 14 and Block 1402, Lots 1-4
Southampton Township, Burlington County
SADC ID#: 03-0036-DE

WHEREAS, on June 12, 2023, the State Agriculture Development Committee ("SADC") received a development easement sale application from Barbara and Alvin Johnson, hereinafter "Owners," identified as Block 1401, Lot 14 and Block 1402, Lots 1-4, Southampton Township, Burlington County hereinafter "the Property," totaling approximately 100.2 gross acres, identified in (Schedule A); and

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

WHEREAS, the Owners have received the SADC Guidance Documents regarding Exceptions, Division of the Premises, Division of the Premises for Non-Contiguous Parcels, and Non-Agricultural Uses; and

WHEREAS, the Property includes two (2) exception areas: one (1) approximately 8-acre severable exception area for the existing single family residence and to afford future flexibility for nonagricultural uses and one (1) approximately 1-acre non-severable exception area for one future single family residence resulting in approximately, 91.2 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 8-acre severable exception area:

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

WHEREAS, the 1-acre non-severable exception area:

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

WHEREAS, the Premises includes:

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

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .50 acres (0.55%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on September 14, 2022 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Burlington County (minimum acreage of 78 and minimum quality score of 60) because it is approximately 91.2 acres and has a quality score of 64.54; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies:

- (1) the appraised current market value (N.J.S.A. 4:1C-31)
- (2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on July 25, 2024, the SADC certified a development easement value of \$4,000 per acre based on zoning and environmental regulations in place as of the current valuation date June 6, 2024; and

WHEREAS, the SADC certified the market value unrestricted of \$9,300 per acre, which is to be used for the calculation of the base value for the Statewide Formula valuation pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$4,650 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for

applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals if requested by the Owner; and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to a limit the residential units on the premises and in the nonseverable exception area to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$7,426 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$7,426 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation; and

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

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


NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$7,426 per acre for a total of approximately \$677,251.20.
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the

property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

4. The final acreage of the exception areas shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Chairman Edward D. Wengryn or Executive Director Charles Roohr, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

_____ 5/22/2025 _____
Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Johnson, Barbara & Alvin
 Block 1401 Lot 14 (9.5 ac) & Block 1402 Lots P/O 1 (79.4 ac);
 P/O 1-ES (severable exception - 8.0 ac);
 P/O 1-EN (non-severable exception - 1.0 ac);
 2 (0.4 ac); 3 (0.5 ac); & 4 (1.4 ac)
 Gross Total = 100.2 ac
 Southampton Twp., Burlington County



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

Application within the (PA4) Rural Area

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



Source:
 NJ Farmland Preservation Program
 NJOIT Parcel data
 USDOT National Pipeline Mapping System
 NJDEP Conservation/Open Space Easement Data
 NJ Highlands Council Data
 Pinelands Commission, Data & Preserved Lands
 NJOIT Near Map 2022, Digital Aerial Image

December 8, 2023

Wetlands



X:\counties\burco\projects\Johnson, Barbara & Alvin\fwv 2 (surveyed wetlands).mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Johnson, Barbara & Alvin
Block 1401 Lot 14 (9.5 ac) & Block 1402 Lots P/O 1 (79.4 ac);
P/O 1-ES (severable exception - 8.0 ac);
P/O 1-EN (non-severable exception - 1.0 ac);
2 (0.4 ac); 3 (0.5 ac); & 4 (1.4 ac)
Gross Total = 100.2 ac
Southampton Twp., Burlington County

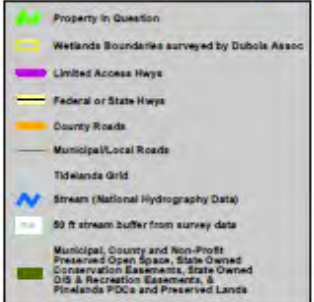


Wetlands Legend:
F - Freshwater Wetlands
T - Tidal Wetlands
N - Non-Wetlands
W - Water

TIDELANDS DISCLAIMER:
The Tidelands depicted on this map were derived from NJDEP's Hyd. water, tidelands, claim downloadable file hosted on NJGIS. These 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.

Application within the (PA4) Rural Area



Sources:
NJ Farmland Preservation Program
NJDOT Parcel data
Green Acres Conservation Easement Data
NJDEP Tidelands Grid
NJDEP 2015 Landuse/Landcover Data and Surveyed Wetlands Areas
NJDEP Open Space
NJDOT Road Data
NJOTIFear Map 2023 Digital Aerial Image

March 27, 2024

Preliminary Soil Disturbance Map



X:\counties\burco\projects\Johnson, Barbara & Alvin SPS.mxd

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

Johnson, Barbara & Alvin
Block 1401 Lot 14 (9.5 ac) & Block 1402 Lots P/O 1 (79.4 ac);
P/O 1-ES (severable exception - 8.0 ac);
P/O 1-EN (non-severable exception - 1.0 ac);
2 (0.4 ac); 3 (0.5 ac); & 4 (1.4 ac)
Gross Total = 100.2 ac
Southampton Twp., Burlington County

Estimated Easement Acres: 91.20
Total Disturbance Acres (Does not include exception areas): 0.50
Percent of Disturbance: 0.55%

■	Extent of Disturbance
⋯	Easement Area
▨	Exception Area



DISCLAIMER: This product was created using the most current available mapping. The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

Source:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2022 Digital Aerial

April 17, 2024

SADC Statewide Formula Value Calculation

Farm Name: Johnson, Barbara & Alvin			
SADC ID:	03-0036-DE	Total Score	29.85
Farm Address:	450 Red Lion Rd, Southampton	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	14.07
Natural Resource Factors - Max Add-on % =		10	5.78
Local Importance Factors - Max Add-on % =		15	0.00
Max Allowable Score of all of the above		30	19.85
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors		Points
Soils		5.91
Size		8.00
Tillability		6.00
Contiguity to Preserved Farms		7.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max= 30		Top 3 Scores
Each Point = % 0.67		21.00
		Agricultural Resource %
		14.07

Natural Resource Factors		Points
Groundwater Recharge Capability		2.17
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		5.50
Contiguity to Preserved Open Space		7.00
Surface Water Quality Classification		5.00
Top 3 Scores Max= 30		Top 3 Scores
Each Point = % 0.33		17.50
		Natural Resource %
		5.78

Local Importance Factors		Percent
Risk of Conversion		0
Buffer to Critical Infrastructure		0
Property of Unique Importance		0
		Local Importance %
		0

Voluntary Deed Restrictions		Percent
Impervious Cover Limit (10%)		5
House Size Limit (2,500 sqft)		5
		Additional Restrictions %
		10

Landowner Formula Offer Calculations		Value
Per Acre Values		
Certified Market Value Unrestricted, per acre		\$9,300
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$6,496
Per Acre Value of Voluntary Deed Restrictions (each)		\$465
Per Acre Value after Voluntary Deed Restrictions		\$7,426
Net Acres		91.20
Estimated Easement Values		
Estimated Unadjusted Total		\$592,435
Plus: Adjustment for Voluntary Restrictions (+)		\$84,816
Estimated offer before Residential Opportunities reduction		\$677,251
Less: Adjustment for Residential Opportunities (-)		\$0
Estimated Total Offer After Reduction for Residential Opportunities		\$677,251

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2025R5(15)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Schmitt, Sara E.

MAY 22, 2025

Subject Property: **Schmitt, Sara E**
Block 95, Lot 4.01 - Clinton Township, Hunterdon County
SADC ID#: 10-0302-DE

WHEREAS, on September 26, 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from Sara E. Schmitt, hereinafter "Owner," identified as Block 95, Lot 4.01, Clinton Township, Hunterdon County, hereinafter "the Property," totaling approximately 29.94 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 4.5 acre non-severable exception area for and limited to one (1) existing single family residential unit, one (1) future barn apartment and to afford future flexibility of uses resulting in approximately 25.45 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 4.5-acre non-severable exception area:

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

WHEREAS, the Premises includes:

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

WHEREAS, the Property is currently an equine operation with approximately 14.04 acres in equine production as pasture (Schedule B); and

WHEREAS, the only equine service (boarding services, lessons and riding ring) take place within the 4.5 acre non-severable; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 1.03 acres (4.05%) of existing soil disturbance on the Premises (Schedule C); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, the Property has a quality score of 61.39, which is higher than the minimum quality score of 59 needed for a "Priority" farm designation in Hunterdon County, however at approximately 25.45 acres, it does not meet the minimum acreage criteria for the "Priority" or "Alternate" categories which require at least 47 or 34 acres respectively, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, on January 23, 2025, the SADC granted Preliminary Approval to this Application; and

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2016, Chapter 136, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the property was acquired by the Owner in 2021 and, therefore, as the Owner is not eligible for an appraisal of the subject property pursuant to N.J.S.A. 13:8C-38j. and must be appraised only under current zoning and environmental conditions.

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

- (1) the appraised current market value (N.J.S.A. 4:1C-31)
- (2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on April 25, 2025, the SADC certified the Development Easement value of \$12,000 per acre based on zoning and environmental regulations in place as of the current valuation date February 28, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$20,000 per acre, which is to be used for the calculation of the base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$10,000 for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule D); and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$14,854 per acre for a total of approximately \$378,034.
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Chairman Edward D. Wengryn or Executive Director Charles Roohr, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said

development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.

7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/22/2025
Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Preserved Farms and Active Applications Within Two Miles

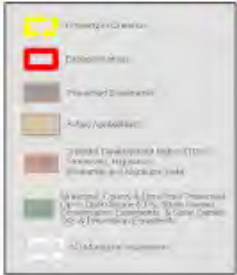


Application in the Highlands Planning Area (Conforming)

X:\counties\huron\pba_projects\

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Schmitt, Sara E.
 Block 95 Lots 4 (17.24 ac); P/O 4.01 (25.44 ac);
 P/O 4.01-EN (non-severable exception - 4.50 ac);
 & 4.05 (6.72 ac)
 Gross Total = 53.90 ac
 Clinton Twp., Hunterdon County



Sources:
 NJ Farmland Preservation Program
 NJDOT Parcels and MODIS Composite of New Jersey -
 Parcel in from 2000-2010
 Green Acres Conservation Equipment Data
 NJ DEP Open Space (Various Layers)
 NJ High Speed Council "Preservation and Planning Area"
 New Map "Vertical Area" Imagery 2008

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

Wetlands



X:\courtesy\Hunterdon\Pro Projects\Schmitt, Sara E 2.aprx

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Schmitt, Sara E.
Block 95 Lots P/O 4.01 (25.44 ac);
P/O 4.01-EN (non-severable exception - 4.50 ac)
Gross Total = 29.94 ac
Clinton Twp., Hunterdon County



Wetland Legend
 B - Baldpate Wetland
 U - Upland Wetland
 F - Total Wetland
 W - Wetland Non-Wetland
 S - 300 Buffer
 W - Water

Source:
 NJ Farmland Preservation Program
 NJ State Agriculture Development Committee
 NJ State Office of Information Services
 NJ State Office of Information Services
 NJ State Office of Information Services
 NJ State Office of Information Services

DISCLAIMER: Any use of this product (with respect to accuracy and/or content) shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in the data layer are approximate and were developed primarily for planning purposes. The precise accuracy and precision of the GIS data contained in this report may vary, but are intended to be used as a general guide only. No warranty is made by the State of New Jersey, its agencies, or its contractors, for the accuracy or precision of the data. The user should consult with a professional land surveyor for precise information.

Equine Areas



X:\counties\hunco\Pro Projects\

Application in the Highlands Planning Area (Conforming)

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Schmitt, Sara E.
Block 95 Lots P/O 4.01 (25.44 ac);
P/O 4.01-EN (non-severable exception - 4.50 ac)
Gross Total = 29.94 ac
Clinton Twp., Hunterdon County

N

	Property in Question
	Exception areas
	Equine Production (Pasture) - 19.77 ac



Sources:
NJ Farmland Preservation Program
NJDOT "Road Centerlines of NJ, Hosted, 3424"
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Near Map "Vertical Aerial Imagery 2024"

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.

Preliminary Soil Disturbance Map



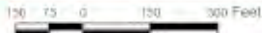
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**FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee**

Schmitt, Sara E.
Block 95 Lots 4 (17.24 ac); P/O 4.01 (25.44 ac);
P/O 4.01-EN (non-severable exception - 4.50 ac);
& 4.05 (6.72 ac)
Gross Total = 53.90 ac
Clinton Twp., Hunterdon County

	Extent of Disturbance
	Easement Area
	Exception Area

Estimated Easement Acres: 49.41
Total Disturbance Acres (Does not include exception areas): 1.97
Percent of Disturbance: 3.98%



Source:
Farmland Preservation Program Data
NJDOT Road Data
November 2014 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping. The accuracy of the mapping data contained in this product shall not, nor is intended to, be held responsible for any errors or omissions, including but not limited to, the accuracy of the location, size, dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

10/26/24

SADC Statewide Formula Value Calculation

Farm Name:	Schmitt, Sara E.		
SADC ID:	10-0302-DE	Total Score	24.27
Farm Address:	44 Kiceniuk Rd.	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		13.61
Natural Resource Factors - Max Add-on % =	10		5.66
Local Importance Factors - Max Add-on % =	15		5.00
Max Allowable Score of all of the above	30		24.27
Additional Restrictions - Max Add-on % =	10		0.00

Agricultural Resource Factors		Points
Soils		8.31
Size		4.00
Tillability		8.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
	Top 3 Scores Max= 30	Top 3 Scores
	Each Point = % 0.67	20.31
		Agricultural Resource %
		13.61

Natural Resource Factors		Points
Groundwater Recharge Capability		6.14
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		4.00
Contiguity to Preserved Open Space		6.00
Surface Water Quality Classification		5.00
	Top 3 Scores Max= 30	Top 3 Scores
	Each Point = % 0.33	17.14
		Natural Resource %
		5.66

Local Importance Factors		Percent
Risk of Conversion		5
Buffer to Critical Infrastructure		0
Property of Unique Importance		0
		Local Importance %
		5

Voluntary Deed Restrictions		Percent
Impervious Cover Limit (10%)		0
House Size Limit (2,500 sqft)		0
		Additional Restrictions %
		0

Landowner Formula Offer Calculations		Value
Per Acre Values		
Certified Market Value Unrestricted, per acre		\$20,000
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$14,854
Per Acre Value of Voluntary Deed Restrictions (each)		\$1,000
Per Acre Value after Voluntary Deed Restrictions		\$14,854
Net Acres		25.45
Estimated Easement Values		
Estimated Unadjusted Total		\$378,034
Plus: Adjustment for Voluntary Restrictions (+)		\$0
Estimated offer before Residential Opportunities reduction		\$378,034
Less: Adjustment for Residential Opportunities (-)		\$0
Estimated Total Offer After Reduction for Residential Opportunities		\$378,034

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:78-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:78-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2025R5(16)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Round Hill Farm, LLC

MAY 22, 2025

Subject **Round Hill Farm, LLC**
Property Block 19, Lot 10 & part of Lot 9 - Delaware Township, Hunterdon County
 SADC ID#: 10-0304-DE

WHEREAS, on October 8, 2024, the State Agriculture Development Committee (“SADC”) received a development easement sale application from Karen Cramer, hereinafter “Owner,” identified as Block 19, Lot 10 & part of Lot 9, Delaware Township, Hunterdon County, hereinafter “the Property,” totaling approximately 23.34 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, on August 24, 2001, the County of Hunterdon preserved part of Block 10, Lot 9 (SADC ID#10-0065-EP) but excluded 4 acres acquired from the adjacent landowner during the application process (Schedule B); and

WHEREAS, Round Hill Farm Inc. now owns the entirety of Lot 9 and requested that the 4 acres be included in this application with Lot 10 and the easement be permanently associated with the remainder of Lot 9 that is already preserved by the Deed of Easement recorded in Hunterdon County Clerk’s office on August 29, 2001 in Deed Book 2017, Page 624; and

WHEREAS, there shall be a deed provision prohibiting the conveyance of the property separate and apart from Block 19, Lot 9; and

WHEREAS, the Premises 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 hay production; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0 acres (0.0%) of existing soil disturbance on the Premises (Schedule C); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, the Property has a quality score of 67.67, which is higher than the minimum quality score of 59 needed for a "Priority" farm designation in Hunterdon County, however at approximately 23.34 acres, it does not meet the minimum acreage criteria for the "Priority" or "Alternate" categories which require at least 47 or 34 acres respectively, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, on December 5, 2024, the SADC granted Preliminary Approval to this Application; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

- (1) the appraised current market value (N.J.S.A. 4:1C-31)
- (2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
- (3) the Pinelands Formula (N.J.A.C. 2:76-19)
- (4) the Highlands dual appraisal (P.L. 2004, c.120); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 19, 2025, in accordance with Resolution # FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$18,200 per acre based on zoning and environmental regulations in place as of the current valuation date February 5, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$24,000 per acre, which is to be used for the calculation of the base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$12,000 for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule D); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$18,480 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$18,480 per acre, based on Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$18,480 per acre for a total of approximately \$431,323.
3. This final approval is conditioned upon this farm being permanently associated with Block 10, Lot 9 preserved by the Deed of Easement recorded in Hunterdon County Clerk's office on August 29, 2001 in Deed Book 2017, Page 624. There shall be a deed provision prohibiting the conveyance of the Premises separate and apart from Lot 9.
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
5. The SADC authorizes Chairman Edward D. Wengryn or Executive Director Charles Roohr, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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

5/22/2025
Date


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

<https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/10-0304-DE/Acquisition/Approvals & Agreements/Round Hill Final Approval 5.5.2025.docx>

Preserved Farms and Active Applications Within Two Miles



X:\courtesy\jurco\Pro Projects\

Application within the (PA4b) Rural Env Sensitive Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Round Hill Farm, LLC
Block 10 Lot(s) 10 (19.23 ac); &
P/O 9 (4.10 ac)
Gross Total = 23.33 ac
Delaware Twp., Hunterdon County



Source:
NJ Farmland Preservation Program
NJDOT "Perseus and MODIS" Composite of New Jersey
Green Acres Conservation Easement Data
NJDEP Open Space (Various Layers)
New Map "Vertical Aerial Imagery 2024"

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.

Wetlands



X:\ounties\huncos\p-projects\Round Hill Farm, LLC.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Round Hill Farm, LLC
Block 19 Lot(s) 10 (19.23 ac); &
P/O 9 (4.10 ac)
Gross Total = 23.33 ac
Delaware Twp., Hunterdon County



Wetlands Legend
 P - Pastureland Wetlands
 M - Wetlands Modified for Agriculture
 T - Total Wetlands
 U - Upland Non-Wetlands
 B - 300' Buffer
 W - Water

Sources:
 NJ Farmland Preservation Program
 NICT "Parcel and MOC" Composite of New Jersey
 - edited to adjacent parcel date
 NJDC "Land Use/Landcover of New Jersey 2007"
 NDOT "Map Coordinates of NJ, Truncated, 3/20"
 Near Map "Vertical Aerial Imagery 2004"

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

Project Map



X:\counties\hunterdon\Pro Projects\Round Hill Farm, LLC.aprx

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

Round Hill Farm, LLC
Block 19 Lot(s) 10 (19.23 ac); &
P/O 9 (4.10 ac)
Gross Total = 23.33 ac
Delaware Twp., Hunterdon County



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



	Property in Question
	Preserved Easements
	Municipal, County & Municipal Preserved Open Space (NJ DEP, NJDC & State Forest Conservation Easements, & State Game Lands & Preservation Easements)
	Municipal / Local Roads

Sources:
NJ Farmland Preservation Program
NJDCIT "Parcels and MCD-IV Composite of New Jersey"
NJDOT "Road Centerlines of NJ, Project 3424"
Green Acres Conservation Easement Data
NJDEP Open Space (Various Layers)
Neamap "Vertical Aerial Imagery 2025"

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee
Round Hill Farm, LLC
Block 19 Lot(s) 10 (19.23 ac); &
P/O 9 (4.10 ac)
Gross Total = 23.33 ac
Delaware Twp., Hunterdon County

Estimated Easement Acres: 23.33
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0%

	Extent of Disturbance
	Easement Area
	Exception Area



Source:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2004 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping. The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location or dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

SCHEDULE D

SADC Statewide Formula Value Calculation

Farm Name:	Round Hill Farm, LLC		
SADC ID:	10-0304-DE	Total Score	27.00
Farm Address:	9 Upper Creek Rd, Stockton	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		17.63
Natural Resource Factors - Max Add-on % =	10		4.37
Local Importance Factors - Max Add-on % =	15		0.00
Max Allowable Score of all of the above	30		22.00
Additional Restrictions - Max Add-on % =	10		5.00

Agricultural Resource Factors	Points
Soils	8.32
Size	4.00
Tillability	9.00
Contiguity to Preserved Farms	9.00
Agricultural Water Availability (Y/N)	0.00
Top 3 Scores Max=	30
Each Point = %	0.67
Top 3 Scores	26.32
Agricultural Resource %	17.63

Natural Resource Factors	Points
Groundwater Recharge Capability	6.24
Upland Forest	0.00
Wetland & Open Water/Flood Hazard Mitigation	0.00
Contiguity to Preserved Open Space	7.00
Surface Water Quality Classification	0.00
Top 3 Scores Max=	30
Each Point = %	0.33
Top 3 Scores	13.24
Natural Resource %	4.37

Local Importance Factors	Percent
Risk of Conversion	0
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
Local Importance %	0

Voluntary Deed Restrictions	Percent
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	0
Additional Restrictions %	5

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$24,000
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$17,280
Per Acre Value of Voluntary Deed Restrictions (each)	\$1,200
Per Acre Value after Voluntary Deed Restrictions	\$18,480
Net Acres	23.34
Estimated Easement Values	
Estimated Unadjusted Total	\$403,315
Plus: Adjustment for Voluntary Restrictions (+)	\$28,008
Estimated offer before Residential Opportunities reduction	\$431,323
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$431,323

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-8 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R5(17)

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of
Nunn, Adrian & Barbara - SADC ID#: 10-0309-DE**

MAY 22, 2025

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

WHEREAS, on February 2, 2025, the SADC received a development easement sale application from Adrian and Barbara Nunn, hereinafter "Owner," for the property identified as Block 8, Lot 29.01, West Amwell Township, Hunterdon County, hereinafter "the Property," totaling approximately 29.78 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 1.5 acre non-severable exception area for and limited to one (1) existing single family residential unit and to afford future flexibility of uses resulting in approximately 28.28 net acres to be preserved; and

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

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

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 8, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 62.83 and contains approximately 28.28 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Hunterdon County minimum score criteria for the "Priority" category which requires a quality score of at least 60, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 42 and 30 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "Priority" or "Alternate" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
 - a. has a quality score of 62.83, which is above minimum ranking criteria for a "Priority" farm in Hunterdon County
 - b. has approximately 21% Statewide Important soils
 - c. received 75.3% of the Agricultural Resource Factors and 27.5% of the Natural Resource Factors and is a buffer to critical infrastructure pursuant to the Statewide Formula
 - d. is within the County Agriculture Development Area
 - e. is located immediately adjacent to another preserved farm.
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner
 - b. Secure two independent appraisals to estimate the fair market value of the Property
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC.
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/22/2025
Date

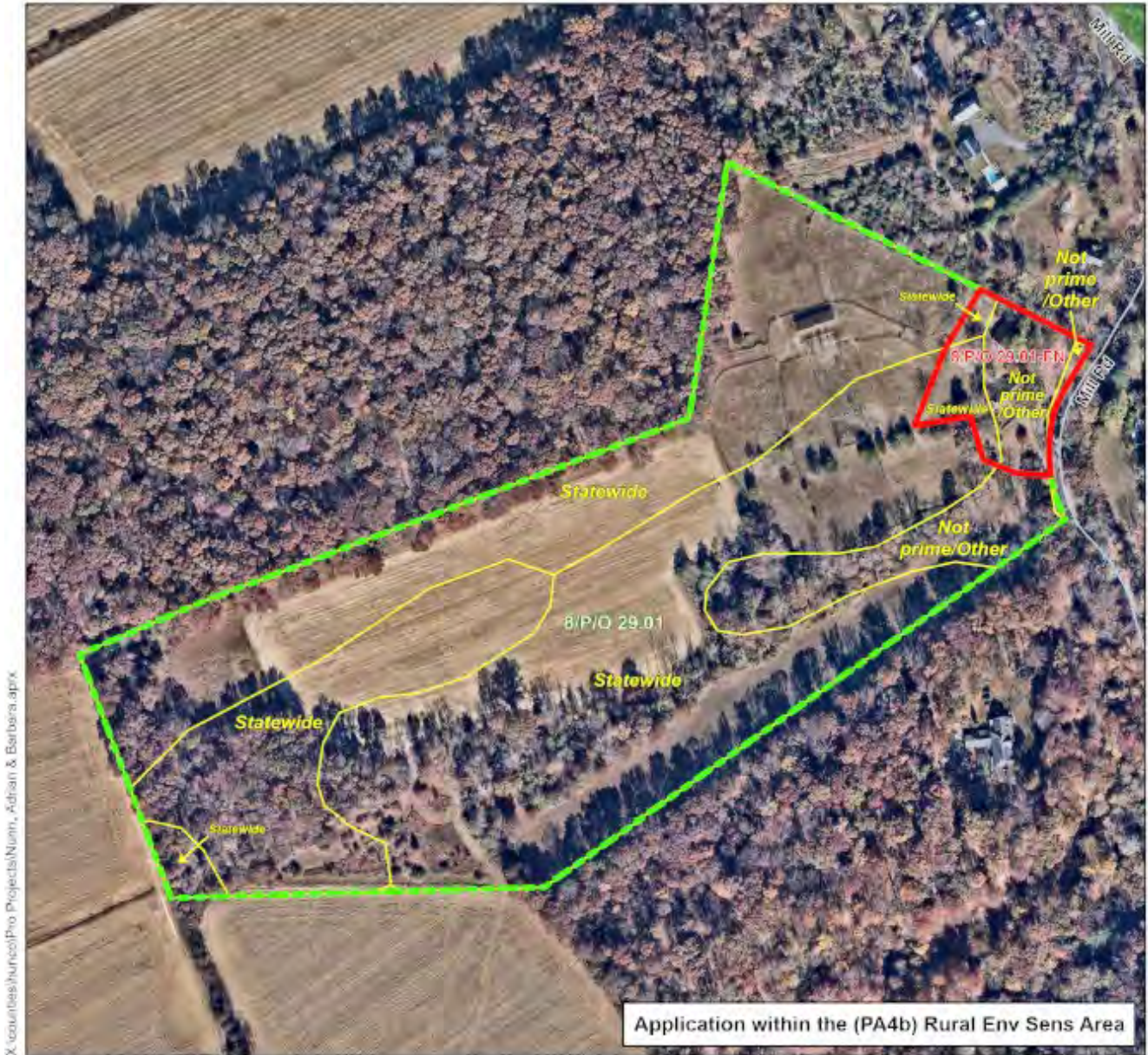


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Soils



X:\counties\huron\Pro Projects\Nunn, Adrian & Barbara.aprx

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Nunn, Adrian & Barbara
Block 8 Lots P/O 29.01 (28.28 ac); &
P/O 29.01-EN (non-severable exception - 1.50 ac)
Gross Total = 29.78 ac
West Amwell Twp., Hunterdon County



Sources:
NJ Farmland Preservation Program
NACT "Prime and P/O 29.01 Composite of New Jersey"
parcel edited to add parcel number 9818
NRCS "SSURGO 2003 Soil Data"
NJDOT "Road Centerline of NJ, Housed 3428"
New Map "Vector Aerial Imagery 2007"

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Application within the (PA4b) Rural Env Sens Area

	Gross %	Net %
Prime	0	0
Local	0	0
Statewide	91	93
Statewide if Drained	0	0
Unique	0	0
Not Prime	9	7
Not Rated	0	0

- Property in Outcrop
- Exception area
- Soils Boundaries
- Municipal / Local Road



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

GENERAL INFORMATION

COUNTY OF Hunterdon West Amwell Twp. 1026

APPLICANT Nunn, Adrian & Barbara

PRIORITIZATION SCORE

SOILS:	Other	7% * 0	=	.00	
	Statewide	93% * .1	=	9.30	
					SOIL SCORE: 9.30
TILLABLE SOILS:	Cropland Harvested	66% * .15	=	9.90	
	Woodlands	34% * 0	=	.00	
					TILLABLE SOILS SCORE: 9.90
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	28% * .2	=	5.60	
	Farmland (Unrestricted)	26% * .06	=	1.56	
	Residential Development	14% * 0	=	.00	
	Streams and Wetlands	6% * .18	=	1.08	
	Woodlands	26% * .06	=	1.56	
					BOUNDARIES AND BUFFERS SCORE: 9.80
CONTIGUOUS PROPERTIES / DENSITY:	Nunn	Restricted Farm or Current Application		2	
	Holcombe	Restricted Farm or Current Application		2	
	Holcombe	Restricted Farm or Current Application		2	
	Holcombe	Restricted Farm or Current Application		2	
	Toll Brothers	Restricted Farm or Current Application		2	
					DENSITY SCORE: 10.00
LOCAL COMMITMENT:		100% * 20	=	20.00	
					LOCAL COMMITMENT SCORE: 20.00
SIZE:					SIZE SCORE: 2.53
IMMINENCE OF CHANGE:	SADC Impact factor =	1.3			
					IMMINENCE OF CHANGE SCORE: 1.30
COUNTY RANKING:					
EXCEPTIONS:					EXCEPTION SCORE: .00
					TOTAL SCORE: 62.83

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R5(18)

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of
Paxton, Helene - SADC ID#: 17-0403-DE**

MAY 22, 2025

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

WHEREAS, on February 7, 2025, the SADC received a development easement sale application from Helene Paxton, hereinafter "Owner," for the property identified as Block13, Lots 4, 1.13 and 4.14, Oldmans Township, Salem County, hereinafter "the Property," totaling approximately 53.83 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 1.85 acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses resulting in approximately 51.98 net acres to be preserved; and

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

WHEREAS, the Property is currently an equine operation with no service activities occurring on the Premises; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 26, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 56.92 and contains approximately 51.98 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Salem County minimum score criteria for an "Alternate" category which requires a quality score of at least 47, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 93 and 68 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and


WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.

2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
 - a. has a quality score of 56.92, which is above minimum ranking criteria for a "Alternate" farm in Salem County;
 - b. has approximately 41% Statewide Important soils and 47% Local Important soils; and
 - c. received 51% of the Agricultural Resource Factors and 33% of the Natural Resource Factors pursuant to the Statewide Formula.
 - d. has a higher risk of conversion pursuant to the Statewide Formula and is a buffer to critical infrastructure
 - e. is within the County Agriculture Development Area
 - f. is located in a community that has submitted a farmland preservation plan to qualify for a municipal planning incentive grant
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner;
 - b. Secure two independent appraisals to estimate the fair market value of the Property;
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

____5/22/2025____
Date

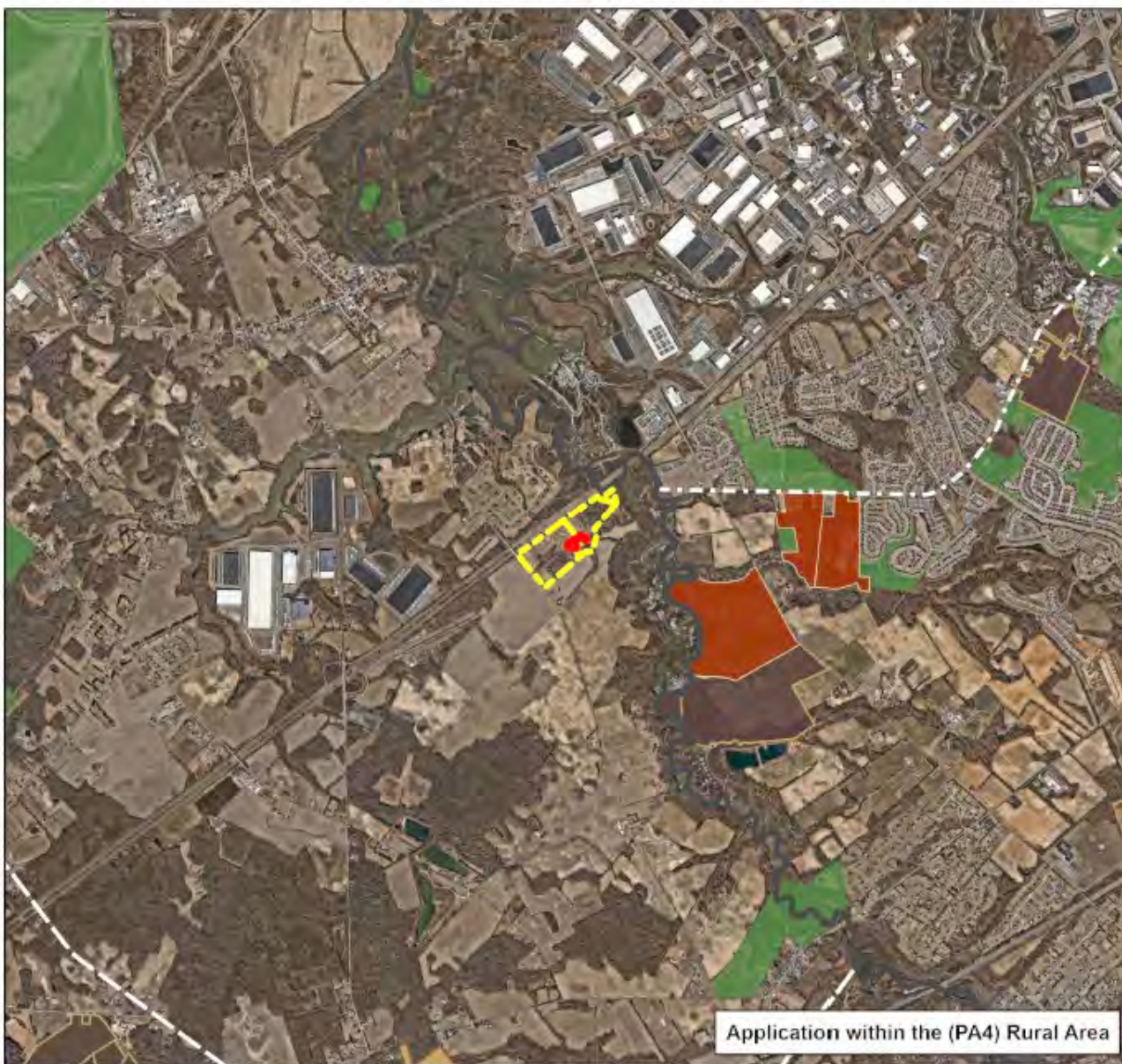


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



X:\courtest\sclopp\Pro-Projects\

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Paxton, Helene
 Block 13 Lots 4.14 (1.55 ac); P/O 4.13 (30.67 & 0.24 ac);
 P/O 4.13-EN (non-severable exception - 1.85 ac);
 & P/O 4 (19.52 ac);
 Gross Total = 53.83 ac
 Oldmans Twp., Salem County



	Property of Interest
	Exclusion Area
	Preserved Easements
	Open Space (OS) Tracts & Land (OSL) Conserved Easements
	Active Applications
	Municipal, County Administrative/Unincorporated Open Space (OS) Tracts & Land (OSL) Conserved Easements
	PA 4.13-EN
	2-Mile Radius



Sources:
 NJ Farmland Preservation Program
 NJOH "Parcels and MOU" Composite of New Jersey
 Green Acres Conservator Assessment Data
 NRCS Preserved Easements
 NJ DEP Open Space (Various Layers)
 NJOH "Vertical Aerial Imagery 2021"

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Soils



X:\ccom\des\saicr\Pro Projects\Paxton, Helena.aprx

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Paxton, Helene
Block 13 Lots 4.14 (1.55 ac); P/O 4.13 (30.67 & 0.24 ac);
P/O 4.13-EN (non-severable exception - 1.85 ac);
& P/O 4 (19.52 ac);
Gross Total = 53.83 ac
Oldmans Twp., Salem County



Sources
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-V Composites of New Jersey"
NRCS "SSURGO 2025 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted 3424"
Near Map "Vertical Aerial Imagery 2024"

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

	Gross %	Net %
Prime	0	0
Local	48	47
Statewide	40	41
Statewide if Drained	0	0
Unique	0	0
Not Prime	12	12
Not Rated	0	0

- Property in Question
- Exception areas
- State boundaries
- County Roads
- Federal or State Highways
- Municipal / Local Roads



4/2/2025

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

GENERAL INFORMATION

COUNTY OF Salem Oldmans Twp. 1785
APPLICANT Paxton, Helene

PRIORITIZATION SCORE

SOILS:		Local	47% * .05	=	2.35	
		Other	12% * 0	=	.00	
		Statewide	41% * .1	=	4.10	
					SOIL SCORE:	6.45
TILLABLE SOILS:		Cropland Harvested	56% * .15	=	8.40	
		Wetlands/Water	29% * 0	=	.00	
		Woodlands	15% * 0	=	.00	
					TILLABLE SOILS SCORE:	8.40
BOUNDARIES AND BUFFERS:		Farmland (Unrestricted)	42% * .06	=	2.52	
		Highways and Railroads	40% * .1	=	4.00	
		Streams and Wetlands	18% * .18	=	3.24	
					BOUNDARIES AND BUFFERS SCORE:	9.76
CONTIGUOUS PROPERTIES / DENSITY:		Paxton	Restricted Farm or Current Application		2	
		Maccarone	Restricted Farm or Current Application		2	
		Nankervis	Restricted Farm or Current Application		2	
		Sorbello	Restricted Farm or Current Application		2	
		DeStefano	Restricted Farm or Current Application		2	
					DENSITY SCORE:	10.00
LOCAL COMMITMENT:			100% * 18	=	18.00	
					LOCAL COMMITMENT SCORE:	18.00
SIZE:					SIZE SCORE:	2.08
IMMINENCE OF CHANGE:		SADC Impact factor = 1.23				
					IMMINENCE OF CHANGE SCORE:	2.23
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE:
					EXCEPTION SCORE:	.00
					TOTAL SCORE:	56.92

ADC_FLP_score3b.rdf

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R5(19)

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of
Simon, David N. - SADC ID#: 17-0401-DE**

MAY 22, 2025

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

WHEREAS, on January 16, 2025, the SADC received a development easement sale application from David Simon, hereinafter "Owner," for the property identified as Block 15, Lot 11, Alloway Township, Salem County, hereinafter "the Property," totaling approximately 68.39 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes two (2) exception areas: one (1) approximately 2 acre severable exception area for and limited to one future single family residential unit and to afford future flexibility of uses and one (1) approximately 2.5 acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses resulting in approximately 63.89 net acres to be preserved; and

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

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

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 26, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 54.06 and contains approximately 63.89 net acres (Schedule B); and

WHEREAS, the Property meets the SADC's Salem County minimum score criteria for the "Alternate" category which requires a quality score of at least 47, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 93 and 68 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:

- a. has a quality score of 54.06, which is above minimum ranking criteria for an "Alternate" farm in Salem County;
 - b. has approximately 15% Prime soils and 67% Statewide Important soils; and
 - c. received 71.55% of the Agricultural Resource Factors and is a buffer to critical infrastructure pursuant to the Statewide Formula.
 - d. is located immediately adjacent to another preserved farm and is in a community with a significant investment in farmland preservation.
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner;
 - b. Secure two independent appraisals to estimate the fair market value of the Property;
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
 4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
 5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/22/2025

Date

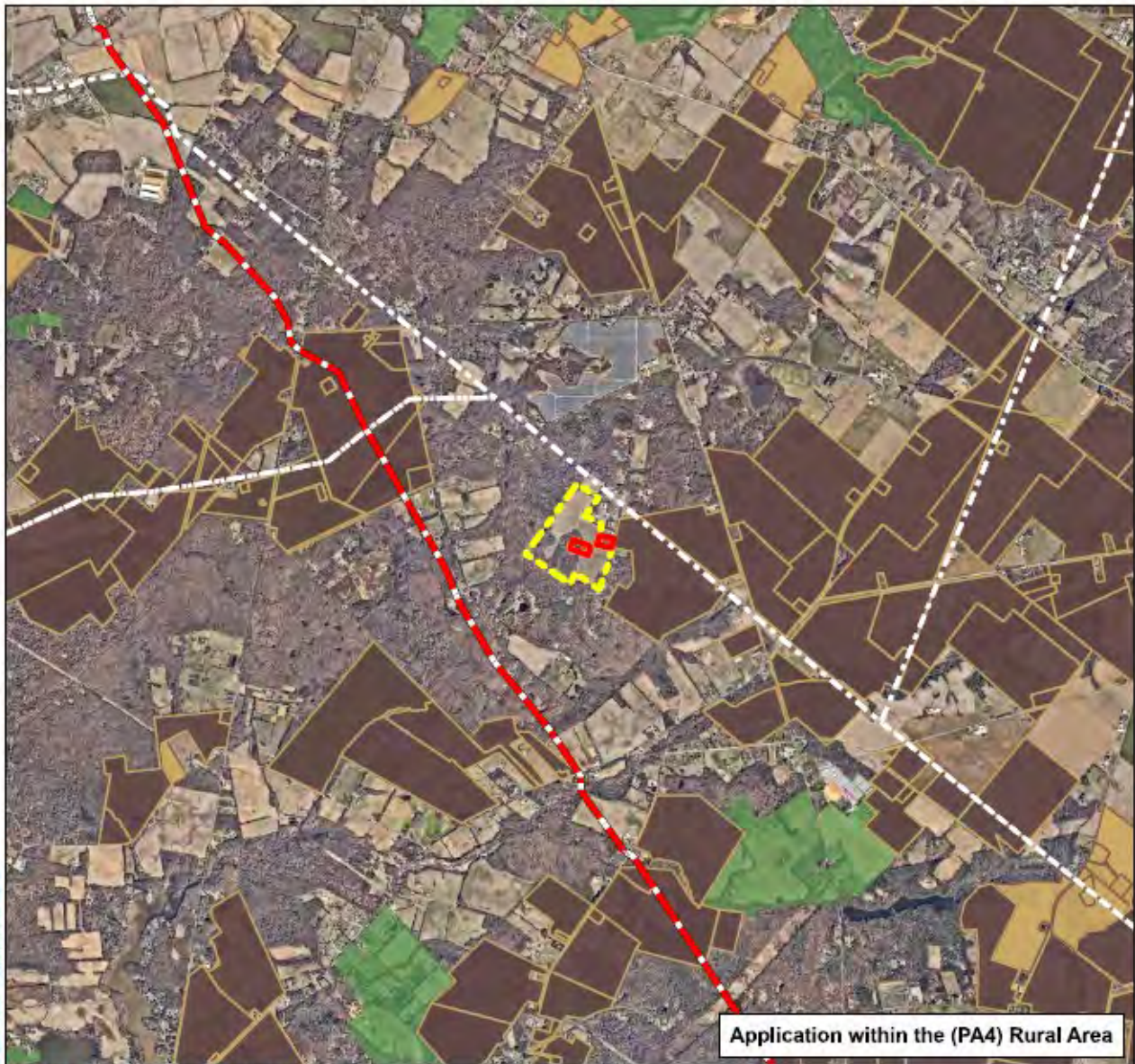


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES

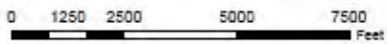
Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Simon, David N.
Block 15 Lots P/O 11 (63.89 ac); &
P/O 11-ES (severable exception - 2.0 ac); &
P/O 11-EN (non-severable exception - 2.5 ac)
Gross Total = 68.39 ac
Alloway Twp., Salem County



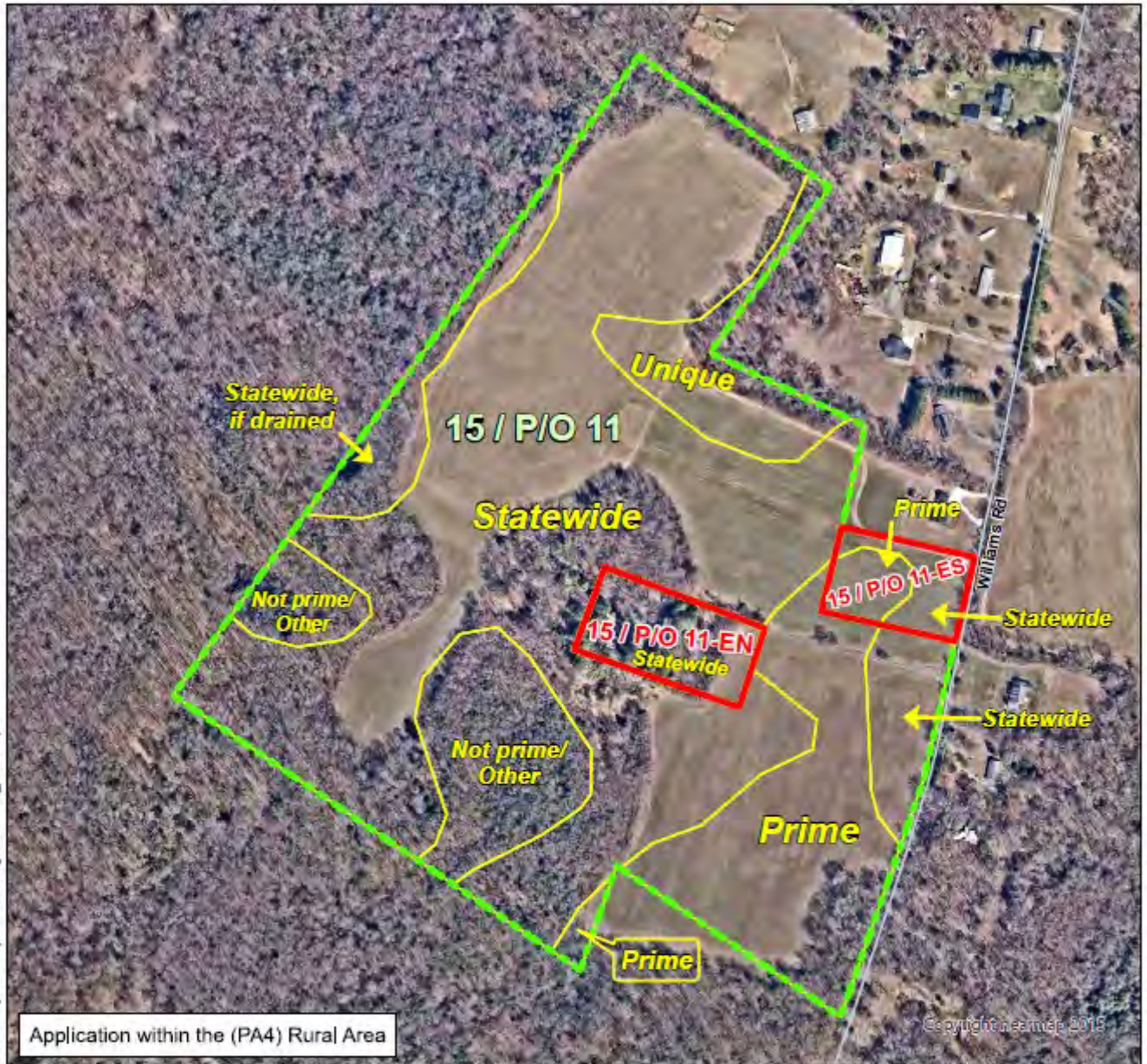
	Property in Question
	Exception areas
	Preserved Easements
	Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	Municipal, County & Non-Profit Preserved Open Space (2011), NJDC & State-Dev'd Conservation Easements, & State-Dev'd OS & Recreation Easements
	NJ County Boundaries
	NJ Municipal Boundaries



Sources:
NJ Farmland Preservation Program
NJDC "Pinelands and MDC-IV Composite of New Jersey"
- edited based on survey
Green Acres Conservation Easement Data
NJDC Preserved Easements
NJDCP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

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

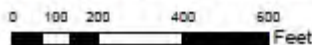
Soils



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

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Gross Total = 68.39 ac
Alloway Twp., Salem County



Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-IV Composite of New Jersey"
- edited based on survey
NRCS "SSURGO 2025 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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

	Gross %	Net %
Prime	15	15
Local	0	0
Statewide	67	66
Statewide if Drained	4	4
Unique	5	5
Not Prime	9	10
Not Rated	0	0

- Property in Question
- Exception areas
- Soils Boundaries
- County Roads
- Limited Access Ways
- Federal or State Highways
- Municipal / Local Roads
- Municipal, County & Non-Profit Preserved Open Open Space (PWS), State Owned Conservation Easements, & State Owned GIS & Recreation Assessments
- NJ County Boundaries
- NJ Municipal Boundaries



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

GENERAL INFORMATION

COUNTY OF Salem Alloway Twp. 1781

APPLICANT Simon, David N.

PRIORITIZATION SCORE

SOILS:	Other	13%	*	0	=	.00	
	Prime	15%	*	.15	=	2.25	
	Statewide	67%	*	.1	=	6.70	
	Unique zero	5%	*	0	=	.00	
							SOIL SCORE: 8.95
TILLABLE SOILS:	Cropland Harvested	56%	*	.15	=	8.40	
	Wetlands/Water	12%	*	0	=	.00	
	Woodlands	32%	*	0	=	.00	
							TILLABLE SOILS SCORE: 8.40
BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)	17%	*	.06	=	1.02	
	Residential Development	33%	*	0	=	.00	
	Woodlands	50%	*	.06	=	3.00	
							BOUNDARIES AND BUFFERS SCORE: 4.02
CONTIGUOUS PROPERTIES / DENSITY:	Simon	Restricted Farm or Current Application				2	
	Prickett	Restricted Farm or Current Application				2	
	Harker	Restricted Farm or Current Application				2	
	Fitton	Restricted Farm or Current Application				2	
	Robbins	Restricted Farm or Current Application				2	
							DENSITY SCORE: 10.00
LOCAL COMMITMENT:				100%	*	19	= 19.00
							LOCAL COMMITMENT SCORE: 19.00
SIZE:							SIZE SCORE: 2.56
IMMINENCE OF CHANGE:	SADC Impact factor =	3.13					
							IMMINENCE OF CHANGE SCORE: 2.13
COUNTY RANKING:							
EXCEPTIONS:							EXCEPTION SCORE: -1.00
							TOTAL SCORE: 54.06