

STATE AGRICULTURE DEVELOPMENT COMMITTEE

**Department of Agriculture
Market and Warren Streets
1st Floor Auditorium
Trenton, NJ 08625**

REGULAR MEETING

May 28, 2015

Chairman Fisher called the meeting to order at 9:05 a.m. Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

Members Present

Douglas H. Fisher, Chairman
James Requa (rep. Acting DCA Commissioner Richman)
Brian Schilling (rep. Executive Dean Goodman)
Cecile Murphy (rep. DEP Commissioner Martin)
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)
Jane Brodhecker
Denis C. Germano, Esq.
James Waltman

Members Absent

Alan Danser, Vice Chairman
Peter Johnson

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

Others present as recorded on the attendance sheet: Timothy Brill, Steve Bruder, Heidi Winzinger, Cindy Roberts, Stefanie Miller, Paul Burns, Hope Gruzlovic, Jeffrey Everett, David Kimmel, Charles Roohr, Dan Knox, Sandy Giambrone and Patricia Riccitello, SADC staff; Michael Collins, Esq., Governor's Authorities Unit; Harriet Honigfeld, Monmouth County Agriculture Development Board; Daniel Pace, Mercer County Agriculture Development

Board; Ed Wengryn, New Jersey Farm Bureau; Tara Kenyon, Somerset County Agriculture Development Board; and Michell Hartung and Kenneth Lea, landowners, Pohatcong Township, Warren County.

Minutes

A. SADC Regular Meeting of April 24, 2015 (Open and Closed Sessions)

It was moved by Ms. Brodhecker and seconded by Mr. Schilling to approve the Open Session and Closed Session minutes of the SADC regular meeting of April 24, 2015. The motion was approved. (Mr. Germano abstained from the vote.)

REPORT OF THE CHAIRPERSON

Chairman Fisher made the following comments:

- Funding

Chairman Fisher stated that everyone will have to wait until after June 30th when the State budget is adopted and sent over to the Governor's Office to see where that leaves us in terms of funding.

REPORT OF THE EXECUTIVE DIRECTOR

Ms. Payne made the following comments:

- Retirement of Tim Brill

Ms. Payne stated that Tim Brill has notified her that he will be retiring effective July 1, 2015, after 16 years of service with the State Agriculture Development Committee and 11 years of service with Cumberland County in its farmland preservation program, as well as service to the City of Bridgeton before that. Mr. Brill has dedicated his entire career to preserving New Jersey's historic, farmland and open space resources. Ms. Payne stated that the SADC is very sorry to see Mr. Brill go.

Mr. Brill stated that he is proud to have been a part of the program over an exciting period. It has been an incredible run for him personally. It has been a privilege for him to work with everyone in the room. He thanked the SADC for its support over the years. Chairman Fisher wished Mr. Brill all the best in his future endeavors and stated that Mr.

Brill has been a great asset to State government and to the Farmland Preservation Program.

- Pinelands Commission – Agritourism

Ms. Payne stated that the Pinelands Commission has started to look at agritourism activities in the Pinelands and has created an internal subcommittee. SADC staff became aware of this effort and contacted the group. Mr. Everett visited with the group for one meeting and staff will reach out to them and suggest that the SADC have a little more involvement in the conversation so that landowners in the Pinelands will have some clarity as to how Right to Farm applies or doesn't apply. The efforts that they are looking at are both for unpreserved lands as it relates to Pinelands zoning and municipal zoning, and additionally they are also looking at what is permitted on PDC-preserved farms. The agricultural community is very engaged and it was discussed at the State Board of Agriculture meeting yesterday. She wanted to let the Committee know that staff will be making an effort to participate so that the SADC can stay on top of what is going on.

- End of Year Closings

Ms. Payne stated that the Committee has been provided with closing statistics in the binders. The SADC has passed the 215,000-acre mark since the last meeting. So far this year the SADC has closed on 75 farms, just under 6,000 acres. The SADC is on track to potentially exceed last year's numbers, depending on how many closings can occur in the next month. For those counties that have been working with staff diligently in an effort to try to wrap up closings, staff appreciates it very much. Burlington County had a banner week, with the SADC closing on six farms with them last week, and they sent a very nice email stating that they appreciated staff's efforts to coordinate and problem-solve.

COMMUNICATIONS

Ms. Payne reminded the Committee to take home the various articles provided in the meeting binders. The first item in the communications section of the meeting binders is a letter to former SADC member Torrey Reade thanking her for her 6 ½ years of service on the Committee. Behind that is a copy of a letter that the Committee was previously sent to Senate President Sweeney and Speaker of the Assembly Prieto requesting, as the Committee discussed last month, legislation to allow for alternate farmer and public members of the SADC. Behind that is a sample of a letter that was provided to landowners affected by the FERC and Columbia pipeline takings to clarify the SADC's role in that is, based on our findings from the law. Staff had a conference call with

Transco earlier this week and Ms. Payne will meet with staff after today's meeting to be brought up to speed on that conference call. Ms. Payne stated that we are trying to get those closed as soon as possible because there are many more to follow.

Ms. Payne stated that she wanted to point out in the regular communications packet a letter to the editor from the New Jersey Farm Bureau in response to the New Jersey Conservation Foundation's letter criticizing the SADC for withdrawing the initial soil disturbance proposal. Farm Bureau's letter counters that letter. On the issue of soil disturbance, staff reported at the last meeting that the State Board had submitted its comments to the SADC. Those comments have been referred to the Soil Disturbance Subcommittee. She would like to hold a subcommittee meeting in June so that we can have an opportunity to discuss their input. She would also like to invite members of the State Board to that subcommittee meeting so that we can have a frank exchange. Part of what we learned going through this process is that it is important for us to keep the agricultural community well informed of what is going on. She felt that what was going on was a lack of communication. She would like to start that process formally and have them to that meeting to discuss it. Members of the subcommittee should anticipate a call from staff to begin the process of setting up a meeting in June.

Ms. Payne stated that there are also articles on the open space allocation and pipelines.

PUBLIC COMMENT

None

NEW BUSINESS

A. Approval of Soil and Water Conservation Project Cost Sharing

Mr. Everett and Mr. Clapp referred the Committee to the Soil and Water Conservation Project Cost Share Grants Summary showing six soil and water conservation cost-share grant requests under Priority. Mr. Clapp reviewed the specifics of each request with the Committee. Staff stated that one of their concerns when reviewing the 17 projects on the list was to make sure that because some of the projects were from FY 2011, that they were still technically feasible and that nothing had changed from a technical standpoint before staff obligated funds. Staff worked through State Soil Conservation Committee staff to discuss these projects with the NRCS to make sure that they were feasible.

Mr. Clapp stated that for the first landowners listed on the summary sheet (William Pettit, Sr. and Dorothy Pettit), the project involved a permanent open drainage system and ditch cleaning project, taking the sediment that deposited in the ditches and removing it to an outlying area to make the drain functioning again. The trouble with this project was that the landowner doesn't own all the way to the outlet of those structures and the neighbors are not interested in cleaning their ditches. So you can clean as much as you want but you are going to run into the downstream end where the ditch is not clean. The NRCS determined that because the neighbors are no longer interested in doing their work, it wouldn't be feasible to complete the open drainage project. Mr. Everett stated that staff had provided an approval resolution for this project prior to the NRCS indicating that the project was not feasible so staff recommendation now would be to not approve the draft resolution that was provided to the Committee.

Mr. Siegel stated that you will see a big infusion in soil and water grant funding – it is contemplated in the Legislature and he does think it will happen in some form, hopefully in the next 24 months or optimistically in the next 12 months, because of the new emphasis on stewardship that was built into the referendum. Mr. Siegel questioned having a resolution for every project. There are six in front of us now but what happens when we do very large lists? Previously we would vote on the list, not individual resolutions. Ms. Payne stated that she thinks the agency has done it both ways in the past. Chairman Fisher stated that he favors the way Mr. Siegel discussed going forward.

Ms. Payne stated that she wanted to ask about the drainage issue on the Pettit project. Ever since she has been doing farmland preservation, farmers have complained about regional drainage issues and this is what you are getting at on this project. What does the NRCS or the Soil Conservation District do to try to address that issue, if anything, or is it a conversation that we should try to have? Mr. Clapp responded that New Jersey doesn't have any method or mechanism to enforce or make anyone clean their ditches. The NRCS is non-regulatory and they will help a farmer who is interested in doing that sort of work. They don't have a funding source for ditch cleaning, which is why they come through this program. Ms. Payne stated that she isn't necessarily looking for a regulatory approach but noted that in some of these areas, including this one, everything around it is preserved. If the district could approach this group of landowners, they could suggest that everyone's drainage could be improved if we all work together and possibly have some coordination to try to get applications submitted in groups. This may be something we want to discuss with the districts. Mr. Clapp stated that the NRCS did work with Brian Wilson from the Burlington CADB to look at those properties and talk to the neighbors so it isn't like there was no effort put into trying to get the entire project done.

Mr. Clapp stated that staff did contact the landowners listed on the summary. Allen Williams and Patricia McCormick were not interested in moving forward with their water impoundment reservoir project, cleaning out a pond. Instead they want to work on a more pressing issue for them, which was beef waste, making sure they had a way to properly manage their beef operation. Therefore, their project for the water impoundment reservoir will not move forward today as originally provided for in the draft resolution for that project. Mr. Clapp stated that staff recommendation would be to approve all the projects that are listed as feasible, which would be the Anthony Mortellite, Jr., project, the Donald and Louise Garrison project, the Gary and Shirley Hitchner project and the Allen Williams animal waste control facility project.

It was moved by Ms. Murphy and seconded by Mr. Germano to approve Resolution FY2015R5(1) through Resolution FY2015R5(4) granting approval of the soil and water conservation cost-share grants for the following landowners, as presented and discussed, subject to any conditions of said Resolutions:

PRIORITY # 1

Camden County

1. Anthony M. Mortellite, Jr., SADC # 04-0012-PN/04-0010-PN (Resolution FY2015R5(1))
Soil and Water Conservation Cost Share Grant Request: \$5,000.00

Salem County

1. Donald and Louise Garrison, SADC # 17-0002-EP/06-0003-EP (Resolution FY2015R5(2))
Soil and Water Conservation Cost Share Grant Request: \$5,330.00
2. Gary and Shirley Hitchner, SADC # 17-0172-DE/17-0202-DE/17-0203-DE (Resolution FY2015R5(3))
Soil and Water Conservation Cost Share Grant Request: \$14,862.50
3. Allen G. Williams, ADC # 17-0143-DE/17-0129-EP (Resolution FY2015R5(4))
Soil and Water Conservation Cost Share Grant Request: \$51,421.60

The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. (Copies of Resolution FY2015R5(1) through Resolution FY2015R(4) are attached to and

are a part of these minutes.)

B. Renewals and Terminations of Eight Year Farmland Preservation Programs

Renewals:

Mr. Everett referred the Committee to the Eight Year Program Summary showing two renewals of eight-year programs as follows:

1. Nicholas F. and Martha S. Muth, SADC # 0811-02F-01/08-0025-8F
Monroe Township, Gloucester County 45 Acres
2. Albert P. and Donna M. Butterhof, SADC # 0117-24F-01/01-0056-8F
Mullica Township, Atlantic County, 32.74 Acres

Terminations:

SADC staff stated that there were two terminations of eight-year programs as follows:

1. Scott G. Franceschini, SADC # 0117-25F-01/01-0057-8F
Mullica Township, Atlantic County, 108 Acres
2. Charles and Rita Muzzarelli, SADC 3 0105-17F-01/01-0049-8F
Buena Vista Township, Atlantic County, 34.32 Acres

Mr. Everett stated that the information was for the Committee's information only and that no action was needed.

C. Resolutions for Approval - Planning Incentive Grant (PIG) Program

1. Final Approval of County Planning Incentive Grant Applications
Including Comprehensive Farmland Preservation Plans and Project Area
Summaries – FY 2016 PIG Program

Mr. Bruder referred the Committee to Resolution FY2015R5(5) for a request for final approval of the annual County Planning Incentive Grant Program (PIG) Plans for the Fiscal Year 2016 PIG program for Bergen, Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Passaic, Salem, Somerset, Sussex and Warren counties.

Mr. Bruder reviewed the specifics of the request with the Committee and recommended that the Committee grant final approval.

It was moved by Mr. Requa and seconded by Mr. Waltman to approve Resolution FY2015R5(5) granting final approval of the Bergen, Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Passaic, Salem, Somerset, Sussex and Warren County Planning Incentive Grant Applications, including Comprehensive Farmland Preservation Plans and Project Area Summaries, as summarized in the attached Schedule B. The decision by Ocean County and Camden County to not apply to the 2016 County Planning Incentive Grant Program does not preclude their use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plans. The SADC will monitor each county's funding plan pursuant to N.J.A.C. 2:76-17.17 and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Each Planning Incentive Grant county should expend its grant funds within two years of the date the funds are appropriated. To be considered expended, a closing must have been completed with the SADC. Any funds that are not expended within two years are subject to re-appropriation and may no longer be available to the county. The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. (A copy of Resolution FY2015R5(5) is attached to and is a part of these minutes.)

2. Final Approval – Municipal Planning Incentive Grant (PIG) Applications Including Comprehensive Farmland Preservation Plans and Project Area Summaries – FY2016 PIG Program

Mr. Bruder referred the Committee to Resolution FY2015R5(6) for a request for final approval of the Municipal Planning Incentive Grant Applications, including Comprehensive Farmland Preservation Plans and Project Area Summaries.

Mr. Bruder reviewed the specifics of the request with the Committee and recommended that the Committee grant final approval.

It was moved by Mr. Requa and seconded by Mr. Waltman to approve Resolution FY2015R5(6) granting final approval of the Municipal Planning Incentive Grant Applications, Including Comprehensive Farmland Preservation Plans and Project Area Summaries, as summarized in the attached Schedule B. Funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and the SADC's approval of State funding is subject to legislative appropriation of funds and the Governor signing the

respective appropriation bills. The SADC will monitor a municipality's funding plan pursuant to N.J.A.C. 2:76-17A.17 and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan. Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds are appropriated. To be considered expended, a closing must have been completed with the SADC. Any funds that are not expended within three years are subject to re-appropriation and may no longer be available to the municipality. The SADC will continue to assist the remaining 10 municipal Planning Incentive Grant applicants in obtaining SADC final approval. The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. (A copy of Resolution FY2015R5(6) is attached to and is a part of these minutes.)

3. Conditional Preliminary Approval – Municipal PIG Program Plan
 - a. Mannington Township, Salem County Planning Incentive Grant Application Including Comprehensive Farmland Preservation Plan and Project Area Summaries.

Mr. Bruder referred the Committee to Resolution FY2015R5(7) for a request for conditional preliminary approval of the Mannington Township, Salem County Planning Incentive Grant Application, including the Comprehensive Farmland Preservation Plan and Project Area Summaries.

Mr. Bruder reviewed the specifics of the request with the Committee and recommended that the Committee grant conditional preliminary approval.

It was moved by Ms. Brodhecker and seconded by Mr. Siegel to approve Resolution FY2015R5(7) granting conditional preliminary approval of the Municipal Planning Incentive Grant Application, Including Comprehensive Farmland Preservation Plan and Project Area Summaries, for Mannington Township, Salem County, as summarized in the attached Scheduled B, as presented and discussed, subject to the following:

1. Submission of all required information identified in the FY2016 Municipal Planning Incentive Grant Application Review Checklist within 60 days of the receipt of the correspondence accompanying the notice.
2. SADC determination that all of the components of the Comprehensive Farmland Preservation Plan are fully addressed and complete.

3. SADC determination that each designated project area is complete and technically accurate.
4. SADC receipt of evidence of the adoption of the Comprehensive Farmland Preservation Plan by the municipal Planning Board after a properly noticed public hearing.
5. SADC receipt of an electronic and paper copy of the approved Comprehensive Farmland Preservation Plan.

The SADC shall not grant Final Approval to any farm contained within a municipal PIG application prior to these conditions being satisfied. Funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and the SADC's approval of State funding is subject to Garden State Preservation Trust approval, legislative appropriation of funds and the Governor signing the respective appropriation bills. The SADC will monitor the municipality's funding plan pursuant to N.J.A.C. 2:76-17A.17 and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan. Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds were appropriated, pursuant to N.J.A.C. 2:76-17A.8(c)1. To be considered expended, a closing must have been completed with the SADC. Any funds that are not expended within three years of the date the funds were appropriated are subject to re-appropriation and may no longer be available to the municipality. The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. (A copy of Resolution FY2015R5(7) is attached to and is a part of these minutes.)

D. Resolutions for Final Approval – Municipal PIG Program

SADC staff referred the Committee to four applications for final approval under the Municipal Planning Incentive Grant Program. Staff reviewed the specifics of each application with the Committee and stated that the recommendation is to grant final approval.

It was moved by Ms. Brodhecker and seconded by Mr. Waltman to approve Resolution FY2015R5(8) through Resolution FY2015R5(11) granting final approval to the following applications under the Municipal Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolutions:

1. Estate of Joyce M. Kaut, SADC # 13-0447-PG (Resolution FY2015R5(8))
Block 35, Lot 2, Millstone Township, Monmouth County, 54 Easement Acres
State cost share of \$8,010 per acre (60% of the certified market value), for an estimated total grant need of \$432,540.00, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property is approved with a 1.5-acre nonseverable exception area limited to one existing single-family residence; zero housing opportunities, zero agricultural labor housing and no pre-existing nonagricultural uses outside of the exception area. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
2. Hopewell Township/Else Farm, SDAC # 11-0176-PG (Resolution FY2015R5(9))
Block 92, Lot 2.011, Hopewell Township, Mercer County, 92.3829 Easement Acres
State cost share of \$6,240 per acre (60%) for a total grant need of \$575,632.51, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property has one single-family residential unit; zero agricultural labor units, and no pre-existing nonagricultural uses on the area to be preserved. The SADC will hold title to the easement. The SADC shall accept the assignment of a development easement from Hopewell Township. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
3. Thomas and Garry Fitton, SADC # 17-0054-PG (Resolution FY2015R5(10))
Block 91, Lots 19 and 20, Pilesgrove Township, Salem County, 53 Net Easement Acres
State cost share of \$5,820 per acre (60%) for a total grant need of approximately \$308,460 (Schedule B), pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property has zero housing opportunities, zero agricultural labor units and no pre-existing nonagricultural uses. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
4. Ruth A. Peters, SADC # 17-0054-PG (Resolution FY2015R5(11))
Block 91, Lot 19.01, Pilesgrove Township, Salem County, 36 Net Easement Acres
State cost share of \$5,580 per acre (60%), for a total grant need of approximately \$200,880 (Schedule B), pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property includes a 2-acre nonseverable exception

limited to one single-family residential unit. The property has zero housing opportunities, zero agricultural labor units and no pre-existing nonagricultural uses outside the exception area. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

The motion was unanimously approved. (Copies of Resolution FY2015R5(8) through Resolution FY2015R5(11) are attached to and are a part of these minutes.)

E. Resolutions for Final Approval – County PIG Program

SADC staff referred the Committee to two requests for final approval under the County Planning Incentive Grant Program. Staff reviewed the specifics with the Committee and stated that the recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Ms. Murphy to approve Resolution FY2015R5(12) through Resolution FY2015R5(13) granting final approval to the following applications under the County Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolutions:

1. Herbert and Rowena Eckert, SADC # 17-0124-PG (Resolution FY2015R5(12))
Block 28, Lots 20, 24 and 24.02; Block 29, Lots 2 and 2.02
Elsinboro Township, Salem County, 44.43 Net Acres
State cost share of \$1,570 per acre (74.76% of the purchase price), for a total grant need of \$71,843.20, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property has zero housing opportunities, zero agricultural labor units and no pre-existing nonagricultural uses on the area to be preserved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

Discussion: The County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases; therefore, 45.76 acres will be utilized to calculate the grant need.

2. Alice Fogg, Harriet Harris and Mary Allen, SADC # 17-0135-PG (Resolution FY2015R5(13))
Block 3, Lot 42.02, Quinton Township, Salem County, totaling approximately 34 Net Acres
State cost share of \$2,500 per acre (71.43% of the purchase price), for a total

grant need of \$87,550.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property has one 3-acre nonseverable exception area limited to one single-family residential unit. The property has zero housing opportunities, zero agricultural labor units, and no pre-existing nonagricultural uses on the area to be preserved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

Discussion: The County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases; therefore, 35.02 acres will be utilized to calculate the grant need.

The motion was unanimously approved. (Copies of Resolution FY2015R5(12) through Resolution FY2015R5(13) are attached to and are a part of these minutes.)

F. Resolutions for Final Approval – State Acquisition Program

SADC staff referred the Committee to two requests for final approval under the State Acquisition Program. Staff reviewed the specifics with the Committee and stated that the recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Siegel to approve Resolution FY2015R5(14) through Resolution FY2015R5(15), granting final approval to the following applications under the State Acquisition Program, as presented and discussed, subject to any conditions of said resolutions:

1. Estate of John J. Milo, SADC # 10-0224-DE, (Resolution FY2015R5(14))
Block 44, Lot 20, Bethlehem Township, Hunterdon County, 119.5 Net Easement Acres
Acquisition of the development easement at a value of \$4,400 per acre for a total of approximately \$525,800, subject to the conditions contained in Schedule B. The property includes a 6.5-acre nonseverable exception area limited to the existing residential units: one duplex (can be replaced with duplex or single-family residential unit; one +/- 1,400 square foot cottage (can be replaced with a residential structure not exceeding 1,500 square feet of heated living space); a 2nd floor +/- 650 square foot studio apartment (can be replaced with another studio apartment not exceeding 1,000 square feet of heated living space and cannot be replaced with another type of residential unit); and a 2-unit apartment building, which may be replaced by another apartment building with no more than 2 units,

or may be replaced by another type of residential unit with no greater than 2,500 square feet of heated living space. The property has zero housing opportunities, zero agricultural labor units and no pre-existing nonagricultural uses outside of the exception areas. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

2. Coombs Properties, LLC, SADC # 06-00760DE (Resolution FY2015R5(15)) Block 2, Lot 2, Stow Creek Township, Cumberland County, 90 Easement Acres Acquisition of the development easement at a value of \$5,400 per acre for a total of approximately \$486,000, subject to the conditions contained in Schedule B. The property has zero housing opportunities, zero agricultural labor units and no pre-existing nonagricultural uses. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

The motion was unanimously approved.

(Copies of Resolution FY2015R(14) through FY2015R(15) are attached to and are a part of these minutes.)

G. Resolution for Final Approval – Nonprofit Grant Program

Mr. Waltman recused himself from any discussion/action pertaining to this agenda item to avoid the appearance of a conflict of interest. Mrs. Firmenich is a member of the Stony Brook-Millstone Watershed Association Board of Trustees.

SADC staff referred the Committee to one request for final approval under the Nonprofit Grant Program. Staff reviewed the specifics with the Committee and stated the recommendation is to grant final approval.

It was moved by Ms. Brodhecker and seconded by Mr. Siegel to approve Resolution FY2015R5(16) granting final approval to the following application under the Nonprofit Grant Program, as presented and discussed, subject to the conditions of said resolution:

1. Montgomery Friends of Open Space – Firmenich Farm (formerly Elizabeth Webster Farm) (FY2011 Nonprofit Round) – SADC # 17-0007-NP Block 33001, Lots 22, 22.01, Montgomery Township, Somerset County, 29.451 Net Acres
The SADC grants final approval to the Montgomery Friends of Open Space-Firmenich easement acquisition application, subject to compliance with N.J.A.C.

2:76-16. Cost share grant not to exceed \$8,250 per acre (total of \$242,970.75 based on 29.451 acres) to Montgomery Friends of Open Space for the development easement acquisition on the Firmenich Farm, subject to the availability of funds. The SADC approves the assignment of the Deed of Easement from the Montgomery Friends of Open Space to Somerset County provided that the SADC has reviewed and approved all documentation to accomplish the assignment, including but not limited to review of survey, title and assignment documents. The property has zero housing opportunities, zero agricultural labor units and zero non-agricultural uses outside of the area in the exceptions. The property includes a 7.891-acre severable exception surrounding the existing single-family residential unit, two apartments, and other outbuildings. The property also includes a 2-acre nonseverable exception limited to one future single-family residential unit with a house size limit of 2,500 square feet of heated living space. Access to the 2-acre nonseverable exception shall be via an existing farm lane running along the northern edge of the property as shown on Schedule A. The application is subject to the conditions contained in Schedule B. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

Ms. Payne stated that this farm is affected by the Transco condemnation. They had an existing easement and Transco has done the planning and already has acquired the second 10-foot easement. Mr. Knox stated that it is going to be buried almost 80 feet under the surface so they are not touching the surface of the farm at all. Ms. Payne stated that the SADC is acquiring the farm subject to that easement so there won't be a need for a condemnation after the fact. Chairman Fisher asked what caused them to go so far underground. Mr. Brill stated that there are a lot of wetlands in the rear portion of the property and other property considerations nearby. If they would have stayed out of the wetlands, it would have been a much longer arc farther away from the existing pipeline.

The motion was approved. (Mr. Waltman recused himself from the vote.) (A copy of Resolution FY2015R(16) is attached to and is a part of these minutes.)

H. Stewardship

1. Request to Exercise a Residual Dwelling Site Opportunity (RDSO)
 - a. Hartung Farm, Pohatcong Township, Warren County

Mr. Roohr referred the Committee to Resolution FY2015R5(17) for a request by Michell Hartung, owner of Block 96, Lots 5 and 7.02 in the Township of Pohatcong, Warren County, to exercise the Residual Dwelling Site Opportunity (RDSO) on the Premises.

The Deed of Easement does not specify a house size limitation. The proposed location of the RDSO is just off an existing farm lane on Lot 5, as shown on Schedule A. The owner is requesting the ability to construct a home of approximately 4,000 square feet. The owner had been utilizing the home and agricultural structures on the adjacent nonpreserved parcel as her base of operations for the farm, but she recently found out this parcel will not be available long-term and as a result she has decided to build the necessary infrastructure to operate her farm on the property. There are currently no improvements on the property. The owner intends to construct a farmstead complex consisting of a single-family home, grain bins, grain dryer and equipment storage barns all within proximity of the home. The driveway to access the new home and farm yard area will be through an existing farm lane off Carpentersville Road. Staff recommendation is to approve the request to exercise the RDSO.

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolution FY2015R5(17) finding that the construction and use of the residence is for agricultural purposes where at least one person residing in the residence shall be involved in the day-to-day production of agricultural activities of the farm. The Committee approves exercising the RDSO on the Premises as a residence for the owner, who is directly involved in the daily agricultural production activities of the farm. The Committee finds that the location for the new house, as shown in the attached Schedule A, minimizes the impact to the agricultural operation of the parcel. The SADC shall record a corrective deed of easement with the Warren County Clerk's office showing that the RDSO allotted to the Premises has been exercised. This approval is valid for a period of three years from the date of approval and is nontransferable. The construction of the new residence is subject to all applicable local, State and Federal regulations. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. The motion was unanimously approved. (A copy of Resolution FY2015R5(17) is attached to and is a part of these minutes.)

2. Request for Agricultural Labor Housing
 - a. Hartung Farm, Pohatcong Township, Warren County

Mr. Roohr referred the Committee to Resolution FY2015R5(18) for a request by Michell Hartung, owner of Block 96, Lots 5 and 7.02 in the Township of Pohatcong, Warren County, to construct an agricultural labor housing unit on the property in the location shown in Schedule A of the resolution. There are currently no improvements on the property. The owner intends to construct the agricultural labor unit, grain bins, grain dryer and equipment storage barns on the premises. The driveway to access the agricultural labor unit and farm yard area will be through an existing farm lane off of

Carpentersville Road. The owner is requesting the ability to construct an agricultural labor housing unit of approximately 2,000 square feet for her brother, Kenneth Lea, a full-time employee of the farm. The owner had been utilizing the home and agricultural structures on the adjacent nonpreserved parcel as her base of operations for the farm but she recently found out this parcel will not be available long-term. Staff recommendation is to grant the request to construct an agricultural labor housing unit.

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolution FY2015R5(18) granting a request by Michell Hartung, owner of Block 96, Lots 5 and 7.02 in the Township of Pohatcong, Warren County, to construct a new agricultural labor residential unit consisting of up to 2,000 square feet in the location as shown on Schedule A, for the current farm manager Kenneth Lea. Only agricultural labor employed on the Premises and their immediate family may live in the agricultural units. The occupants of the agricultural labor units shall not be the owner or any lineal descendent of the owner in conformance with Paragraph 12 of the Deed of Easement. The agricultural laborer shall be employed on the Premises, and engaged in the day-to-day production activities on the Premises, which at this time includes field preparation, planting, harvest and hauling of the grain and hay output of the farm as well as all of the equipment maintenance for the farm. The owner's use of any structures for housing agricultural laborers shall be in compliance with all applicable Federal, State, County and local regulations. This approval is valid for a period of three years from the date of approval and is nontransferable. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. (A copy of Resolution FY2015R5(18) is attached to and is a part of these minutes.)

I. SADC Appraisal Handbook Amendments - Adoption

Mr. Burns referred the Committee to the Appraisal Handbook amendments, which are mostly unchanged from last month's meeting. Staff did find some minor mistakes that have been corrected. Late yesterday, Mr. Collins from the Governor's Authorities Unit requested that staff go over the overview section of the handbook and make some additional changes, which have been provided to the Committee in its binders today. Ms. Payne stated that those changes are just editorial changes to accurately reflect the fact that the CBT funds will be determined upon appropriation of the funds by the Legislature in the Annual Appropriations Act, so it is just clarifying language to be consistent with the Governor's budget. The old handbook used GSPT language and bond funds, so it needed to be updated to reflect the CBT. Staff will be presenting the handbook at the June Appraisers Conference. The recommendation is to adopt the amended handbook.

It was moved by Mr. Siegel and seconded by Ms. Brodhecker to adopt the 2015 Appraisal Handbook, as presented and discussed. The motion was unanimously approved. (A copy of the 2015 Appraisal Handbook is attached to and is a part of these minutes.)

PUBLIC COMMENT

None

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: Thursday, June 25, 2015, beginning at 9 a.m. Location: Health/Agriculture Building, First Floor Auditorium.

CLOSED SESSION

At 11:14 a.m., Mr. Schilling moved the following resolution to go into Closed Session. The motion was seconded by Ms. Brodhecker and unanimously approved.

“Be it resolved, in order to protect the public interest in matters involving minutes, real estate, and attorney-client matters, pursuant to N.J.S.A. 10:4-12, the N.J. State Agriculture Development Committee declares the next one-half hour to be private to discuss these matters. The minutes will be available one year from the date of this meeting.”

ACTION AS A RESULT OF CLOSED SESSION

A. Real Estate Matters - Certification of Values

It was moved by Mr. Siegel and seconded by Mr. Germano to approve the Certification of Values as discussed in Closed Session for the following applicants:

County Planning Incentive Grant Program

1. Indian Mills Farm, LLC (John Gardner), ADC # 03-0404-PG
Block 28.01, Lot 4.01, Shamong Township, Burlington County, 166 Acres
2. Bonnie L. App # 1, SADC # 06-0164-PG
Block 18, Lots p/o 14, 14.02, 14.03, 14.04, 14.05, 14.06, 14.07

Hopewell Township, Cumberland County, 33 Acres (Appraisal Order Checklist)
This certification of value is contingent upon the successful subdivision of Block 18, Lot 4 as depicted in mapping given to the appraisers for this assignment prior to closing.

3. Bonnie L. App # 2 ET AL, SADC # 06-0167-PG
Block 17, Lots 7, 8, 8.01, 8.02, 8.03, 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.10, 8.11, 8.12, 8.13
Block 18, Lots p/o 14, 14.08, 14.09, 14.10, 14.11, 14.12
Hopewell Township, Cumberland County, 122 Acres (Appraisal Order Checklist)
This certification of value is contingent upon the successful subdivision of Block 18, Lot 4 as depicted in mapping given to the appraisers for this assignment prior to closing.
4. Joseph Shoemaker, Jr. and Betty Shoemaker (Shoemaker Farm # 1)
SADC #06-0172-PG
Block 17, Lot 5, Hopewell Township, Cumberland County, 29 Acres
5. Joseph Shoemaker, Jr. and Betty Shoemaker (Shoemaker Farm # 2)
SADC #06-0171-PG
Block 21, Lot 6, Hopewell Township, Cumberland County, 57 Acres
6. Wayne and Marybeth Biagi, # 1, SADC # 08-0183-PG
Block 6401, Lot 4, Franklin Township
Block 7001, Lot 19, Monroe Township
Gloucester County, 31 Total Acres
7. Anthony Tinc (Judy Hanna) (Tinc Farm) SADC # 14-0118-PG
Block 5300, Lots 56, 57, Mt. Olive Township, Morris County, 14 Acres
8. Mercer County/Princeton Research Lands, SADC # 11-0175-PG
Block 2739, Lot 3.01, Hamilton Township, Mercer County, 148 Net Acres

Nonprofit Grant Program

1. Monmouth Conservation Foundation/John R. Conover (Conover Christmas Tree Farm), SADC # 13-0014-NP
Block 772, Lot 2, Wall Township, Monmouth County, 13 Acres

2. New Jersey Conservation Foundation/Doak, SADC # 17-0084NP (**10% Rule**)
Block 12, Lot 13, Mannington Township
Block 12, Lots 3, 4, Alloway Township
Salem County, 66.25 Net Acres (Schedule A)

The motion was unanimously approved. (Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.)

B. Attorney/Client Matters
Litigation

- a. Feinberg v. Hunterdon County Agriculture Development Board,
Ann del Campo, Laura del Campo, and Stonybrook Meadows, LLC,
OAL Dkt. No. 00057-2014

Mr. Schilling recused himself from any discussion/action pertaining to the Feinberg agenda item to avoid the appearance of a conflict of interest.

Ms. Payne stated that regarding this agenda item, the Committee received a request for emergent relief for the SADC to issue an injunction against the property owners, the delCampos, but based on legal review the SADC finds no legal authority for the agency to issue an injunction or to enjoin activities under the Right to Farm Act. Therefore, staff recommends that the SADC sends a letter to the applicant indicating such.

It was moved by Mr. Germano and seconded by Ms. Murphy to authorize SADC staff to send correspondence to the applicant in Feinberg v Hunterdon County Agriculture Development Board, Ann del Campo, Laura del Campo and Stonybrook Meadows, LLC, OAL Dkt. No. 00057-2014, indicating that the SADC has no legal authority to issue an injunction or to enjoin activities under the Right to Farm Act in this case. The motion was approved. (Mr. Schilling recused himself from the vote.) (A copy of the Memorandum to the Committee Members in the matter of Feinberg v. Hunterdon County Agriculture Development Board, Ann del Campo, Laura del Campo, and Stonybrook Meadows, LLC, OAL Dkt. No. 00057-2014, is attached to and is a part of the Closed Session minutes.)

PUBLIC COMMENT

None

ADJOURNMENT

There being no further business, it was moved by Mr. Siegel and seconded by Mr. Waltman and unanimously approved to adjourn the meeting at 11:20 a.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Susan E. Payne".

Susan E. Payne, Executive Director
State Agriculture Development Committee

Attachments

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STATE AGRICULTURE DEVELOPMENT COMMITTEE

**RESOLUTION #FY2015R5(5)
FINAL APPROVAL**

Of

**BERGEN, BURLINGTON, CAPE MAY, CUMBERLAND, GLOUCESTER, HUNTERDON,
MERCER, MIDDLESEX, MONMOUTH, MORRIS, PASSAIC, SALEM, SOMERSET,
SUSSEX AND WARREN COUNTIES' PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND
PROJECT AREA SUMMARIES**

FY 2016 PIG PROGRAM

May 28, 2015

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 the identified project area provides 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 municipality or county; 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.);
2. Establish a county agriculture development board (CADB), pursuant to N.J.S.A. 4:1C-14, to serve as the agricultural advisory committee;
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, a county, in submitting an application to the SADC shall outline a multi-year plan for the purchase of multiple targeted farms in a project area and indicate its annual share of the estimated purchase price; and

WHEREAS, the application shall include a copy of the comprehensive farmland preservation plan element; an estimate of the cost of purchasing development easements on all the farms in a designated project area, to be determined in consultation with the CADB or through an appraisal for the entire project area; and an inventory showing the characteristics of each farm in the project area which may included, but not be limited to, size, soils and agricultural use; 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, a county, applying for a grant to the SADC shall submit a copy of the county comprehensive farmland preservation plan and a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, on December 14, 2006, the SADC adopted *Guidelines for Developing County Comprehensive Farmland Preservation Plans* to supplement the new rules at 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, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, to date, 17 counties including Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex and Warren Counties have received SADC Final Approval of their comprehensive farmland preservation plans and planning incentive grant applications; and

WHEREAS, SADC staff are actively working with Atlantic County to complete their comprehensive farmland preservation plan; and

WHEREAS, the 18 total applications for the County Planning Incentive Grant Program identified 133 project areas targeted 5,145 farms and 233,333 acres at an estimated total cost of \$2,281,000,000, with a ten-year preservation goal of 148,117 acres, as summarized in the attached Schedule A; and

WHEREAS, Ocean County and Camden County did not apply for the 2016 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)2, 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 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.

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the Bergen, Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Passaic, Salem, Somerset, Sussex and Warren Counties' Planning Incentive Grant applications as summarized in the attached Schedule B.

BE IT FURTHER RESOLVED, that Ocean and Camden county's decisions to not apply to the 2016 County Planning Incentive Grant Program does not preclude their 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 pursuant to N.J.A.C. 2:76-17.17 and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Each Planning Incentive Grant county should expend its grant funds within two years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within two 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 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.

5-28-15

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

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COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost in Millions	Project Area Acreage	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	15	288	9,690	\$43.676	27,724	200	750	1,500	5.0	\$2.100	No Set Amount
Bergen	8	40	525	\$70.454	10,887	30	150	300	0.25	\$4.136	No Set Amount
Burlington	4	171	18,222	\$111.000	113,027	1,000	5,000	10,000	1.5	\$7.000	No Set Amount
Camden	5	57	3,469	\$30.843	15,071	258	1,394	3,147	2.0	\$6.800	No Set Amount
Cape May	6	239	10,766	\$104.163	14,304	149	1,143	1,485	1.0	\$4.730	No Set Amount
Cumberland	16	512	20,441	\$101.151	65,302	2,044	10,221	20,441	1.0	\$0.898	No Set Amount
Hopewell	1	45	1,576	\$9.420	5,689	158	788	1,576	0.0	\$0.000	No Set Amount
Upper Deerfield	1	51	3,418	\$20.536	9,233	396	1,979	3,958	0.0	\$0.050	\$0.050
Gloucester	11	1031	23,488	\$281.858	114,481	1,000	4,000	8,000	4.0	\$11.000	\$5.000
Elk	2	29	953	\$10.482	3,520	75	377	754	1.0	\$0.038	\$0.038
Franklin	5	125	4,870	\$29.061	10,106	598	1,799	3,290	1.00	\$0.125	No Set Amount
Woolwich	3	72	3,403	\$51.048	5,183	265	1,920	3,984	5.0	\$0.323	No Set Amount
Hunterdon	7	113	8,987	\$79.789	178,126	1,000	5,000	10,000	3.0	\$7.000	\$1.500
Alexandria	4	74	3,821	\$38.195	16,912	524	1,160	2,137	4.00	\$0.328	No Set Amount
Delaware	2	20	1,472	\$20.601	23,707	300	500	1,000	6.0	\$0.475	No Set Amount
East Amwell	1	18	1,848	\$24.024	13,515	185	925	1,848	4.0	\$0.268	\$0.268
Franklin	1	16	1,313	\$11.813	10,644	349	413	265	5.00	\$0.270	No Set Amount
Holland	4	34	2,106	\$21.095	11,335	703	1,700	2,222	2.0	\$0.079	\$0.079
Kingwood	1	27	1,698	\$16.982	12,645	169	679	849	3.00	\$0.183	No Set Amount
Raritan	4	23	1,554	\$31.079	6,111	100	300	600	1.5	\$0.602	No Set Amount
Readington	1	43	2,362	\$42.516	16,774	100	600	1,100	2.0	\$0.569	No Set Amount
Tewksbury	3	3	409	\$9.700	4,557	100	300	1,000	5.0	\$0.425	No Set Amount
Union	3	20	618	\$6.100	4,189	70	325	600	2.0	\$0.137	No Set Amount
West Amwell	1	7	608	\$6.080	10,440	59	549	608	6.0	\$0.289	No Set Amount
Mercer	7	33	2,628	\$22.743	14,976	50	250	500	2.5	\$10.507	No Set Amount
Hopewell	1	10	854	\$17.080	10,761	150	500	854	3.00	\$1.195	No Set Amount
Middlesex	5	121	4,488	\$179.797	21,313	225	1,125	2,250	2.0	\$27.788	No Set Amount
Monmouth	6	105	9,109	\$197.027	60,623	1,200	3,000	6,000	1.5	\$16.488	\$1.100
Colts Neck	1	6	321	\$12.562	9,321	41	81	199	1.2	\$0.367	No Set Amount
Holmdel	1	14	587	\$27.182	2,572	10	70	338	2.50	\$0.958	No Set Amount
Howell	3	13	560	\$8.554	12,666	127	370	453	2.00	\$1.396	\$0.700
Manalapan	1	38	1,318	\$26.343	9,223	131	659	1,318	2.00	\$1.175	No Set Amount
Marlboro	3	17	627	\$16.790	19,690	47	216	298	1.00	\$0.675	No Set Amount
Millstone	4	52	3,204	\$96.120	14,024	30	150	300	6.0	\$0.940	No Set Amount
Upper Freehold	1	167	5,042	\$75.630	27,368	550	1,000	1,500	6.0	\$0.715	\$0.477
Morris	3	74	4,391	\$110.561	169,342	437	2,185	4,391	1.0	\$8.94	\$0.89
Ocean	7	152	2,540	\$84.287	21,975	200	901	1,823	1.2	\$10.000	No Set Amount

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost in Millions	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$1.00	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Passaic	1	10	191	\$5,977	6,415	100	500	1,000	1.0	\$5,000	\$0.750
Salem	3	411	33,764	\$270,112	80,424	2,600	13,000	26,000	2.0	\$1,091	\$1,053
Alloway	1	9	599	\$3,976	5,465	200	400	600	0.05	\$0,014	No Set Amount
Mannington	1	47	1,140	\$6,843	22,627	25	125	250	2.00	\$0,043	\$0,043
Pittsgrove	4	58	4,281	\$39,569	9,305	203	1,304	2,608	3.00	\$0,145	\$0,145
Pittsgrove	2	248	5,091	\$38,181	13,881	255	1,018	3,054	1.0	\$0,067	No Set Amount
Upper Pittsgrove	1	256	11,240	\$84,299	24,167	700	3,500	7,000	2.00	\$0,080	\$0,080
Somerset	12	267	14,123	\$228,218	87,623	1,000	4,000	5,000	3.0	\$17,470	No Set Amount
Bedminster	1	120	5,863	\$175,899	10,111	500	2,706	2,706	2.0	\$0,342	No Set Amount
Bernards	1	25	538	\$40,323	3,798	165	165	200	4.0	\$3,030	No Set Amount
Branchburg	1	23	737	\$40,535	1,873	154	266	737	5.0	\$1,500	No Set Amount
Franklin	2	19	855	\$16,584	18,931	508	644	830	5.0	\$4,480	No Set Amount
Hillsborough	3	28	996	\$14,814	3,860	100	500	1,000	2.8	\$1,529	No Set Amount
Montgomery	1	18	804	\$27,687	20,646	50	300	454	4.00	\$1,483	No Set Amount
Peapack & Gladstone	2	11	315	\$11,031	1,932	20	85	160	2.9	\$0,204	No Set Amount
Sussex	10	998	35,470	\$195,850	176,195	2,648	13,240	26,480	0.34	\$0,677	\$0,677
Frankford	4	101	4,318	\$25,065	10,142	63	350	700	3.00	\$0,080	\$0,080
Green	3	53	1,831	\$11,908	7,632	150	675	1,300	1.5	\$0,063	\$0,063
Warren	7	523	31,041	\$163,154	154,781	2,000	10,000	20,000	6.0	\$7,400	\$3,707
Blairstown	4	72	2,065	\$14,450	12,307	100	500	1,000	2.0	\$0,144	No Set Amount
Franklin	4	150	5,700	\$37,052	11,542	225	1,000	1,900	4.5	\$0,166	No Set Amount
Freylinghousen	7	76	2,744	\$17,838	11,029	45	220	430	2.00	\$0,055	\$0,055
Greenwich	1	21	1,283	\$14,337	3,453	174	1,092	1,573	4.0	\$0,239	\$0,239
Harmony	3	87	4,097	\$24,580	12,409	220	1,000	1,800	5.00	\$0,239	\$0,239
Hope	4	66	3,292	\$18,108	6,298	65	300	600	2.0	\$0,052	\$0,052
Knowlton	2	34	2,985	\$14,923	13,355	100	500	1,000	2.0	\$0,052	\$0,052
Pohatcong	4	14	1,055	\$8,337	8,156	100	500	1,000	0.5	\$0,174	\$0,174
White	4	113	4,435	\$22,281	13,599	150	700	1,300	2.00	\$0,116	\$0,116
County Totals (18)	133	5,145	233,333	\$2,281	1,332,589	16,141	75,859	148,117		\$149,022	
Municipal Totals (46)	112	2,573	110,805	\$1,338	516,703	9,507	35,211	63,252		\$25,876	

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

Note: Data in red reflect 2009/2010 data. These are applications that did not submit 2011 round applications.

Date: 5/1/15

Schedule B

2016 COUNTY PLANNING INCENTIVE GRANT
Final Approval Applications

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.9 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Bergen	Paramus Borough	2	24	\$3,927,000	\$165,000						
	Oakland Borough	5	82	\$8,965,000	\$110,000						
	Saddle River	7	92	\$15,229,500	\$165,000						
	Franklin Lakes	7	94	\$13,195,000	\$140,000						
	Montvale Borough	2	43	\$5,325,000	\$125,000						
	Ramapo Valley	6	73	\$9,137,500	\$125,000						
	Masonticus Brook	2	36	\$4,550,000	\$125,000						
	Various: Riverdale, Old Tappan, Norwood, Emerson, Closter	9	81	\$10,125,000	\$125,000						
	8	40	525	\$70,454,000	\$134,211	30	150	300	0.25	\$4.14	No Set Amount
Burlington	North	75	8,438	\$71,723,000	\$8,500						
	West	18	1,498	\$14,980,000	\$10,000						
	East	31	2,743	\$9,600,500	\$3,500						
	South	47	5,543	\$16,629,000	\$3,000						
	4	171	18,222	\$112,932,500	\$6,198	1,000	5,000	10,000	1.5	\$7.00	No Set Amount
Cape May	Lower	26	1,146	\$27,779,395	\$24,233						
	Middle	29	2,752	\$29,498,000	\$10,719						
	Upper	26	2,499	\$7,396,003	\$2,960						
	West Cape May	4	86	\$2,343,240	\$27,171						
	Dennis	111	3,448	\$34,486,000	\$10,002						
	Woodbine	43	835	\$2,660,001	\$3,186						
	6	239	10,766	\$104,162,638	\$9,675	149	1,143	1,485	1.0	\$4.73	No Set Amount
Cumberland	Deerfield-Upper Deerfield North	96	3,048	\$16,194,024	\$5,313						
	Deerfield-Upper Deerfield South	31	1,015	\$5,392,695	\$5,313						
	Dowrie	7	221	\$774,480	\$3,500						
	Fairfield East	1	181	\$932,150	\$5,150						
	Fairfield-Lawrence	44	2,581	\$13,292,150	\$5,150						
	Fairfield-Millville	7	624	\$3,213,600	\$5,150						
	Greenwich	37	1,527	\$6,642,450	\$4,350						
	Hopewell South	43	1,546	\$5,952,100	\$3,850						
Lawrence	Lawrence Central	2	96	\$369,600	\$3,850						
	Lawrence East	6	211	\$812,350	\$3,850						
	Lawrence West	11	319	\$1,228,150	\$3,850						

Schedule B

2016 COUNTY PLANNING INCENTIVE GRANT
Final Approval Applications

County	Project Area	# of Targeted Farms	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 Farm Preservation in Millions
Gloucester	Shiloh-Hopewell Central	27	1,426	\$6,345,700	\$4,450						
	Shiloh-Hopewell North	78	3,027	\$18,092,379	\$5,977						
	Stow Creek	86	3,515	\$17,339,495	\$4,933						
	Stow Creek North	8	603	\$2,974,599	\$4,933						
	Vineyard	28	501	\$2,994,477	\$5,977						
	16	512	20,441	\$102,550,399	\$5,977	2,044	10,221	20,441	1.0	\$0.90	No Set Amount
	Chapel Heights	0	0	\$0	\$12,000						
	Delaware River	76	3,247	\$38,960,880	\$12,000						
	New Brooklyn	2	24	\$290,160	\$12,000						
	Oldmans Creek	144	4,322	\$51,858,360	\$12,000						
	Phelands North	35	859	\$10,313,280	\$12,000						
	Phelands South	219	3,406	\$40,874,400	\$12,000						
	Pittman Downer	8	121	\$1,449,360	\$12,000						
	Raccoon Creek	196	4,679	\$56,142,120	\$12,000						
	Repaupo-Mantua Creek	138	2,807	\$33,681,240	\$12,000						
	Still Run	211	4,008	\$48,099,600	\$12,000						
	Washington North	2	16	\$188,520	\$12,000						
	11	1,031	23,488	\$281,867,920	\$12,000	1,000	4,000	8,000	4.0	\$11.00	\$5.00
	Bethlehem East	0	0	\$0							
	Bethlehem West	0	0	\$0							
	Lebanon	0	0	\$0							
	North	2	172	\$3,440,000	\$20,000						
	East	5	633	\$11,398,140	\$18,000						
	South	43	3,738	\$56,067,600	\$15,000						
	West	63	4,443	\$44,434,500	\$10,000						
	7	113	8,987	\$115,340,240	\$12,835	1,000	5,000	10,000	3.0	\$7.00	\$1.50
	Hamilton	6	274	\$2,246,800	\$8,200						
	Robbinsville West Windsor	4	223	\$1,648,193	\$7,391						
	Robbinsville East Windsor	8	424	\$3,858,400	\$9,100						
	Lawrence	3	330	\$2,970,000	\$9,000						
Mercer	Hopewell East	4	447	\$3,901,863	\$8,729						
	Hopewell West	5	477	\$4,163,733	\$8,729						
	Hopewell South	3	453	\$3,954,237	\$8,729						

**2018 COUNTY PLANNING INCENTIVE GRANT
Final Approval Applications**

Schedule B

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.00 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
	7	33	2,628	\$22,743,226	\$8,654	50	250	500	2.5	\$10.51	No Set Amount
Middlesex	Southwestern	26	1,034	\$29,365,600	\$28,400						
	Southeastern	27	1,070	\$19,795,000	\$18,500						
	Northwestern	38	889	\$30,759,400	\$34,600						
	Northeastern	9	950	\$71,250,000	\$75,000						
	Matchaponix	21	545	\$28,667,000	\$52,600						
	5	121	4,488	\$179,837,000	\$40,071	225	1,125	2,250	2.0	\$27.79	No Set Amount
Monmouth	Colts Neck-Marlboro-Holmdel	18	1,641	\$75,520,461	\$46,021						
	Northern Howell-Eastern Freehold	13	814	\$12,210,000	\$15,000						
	Roosevelt-Northern Millstone	3	271	\$5,420,000	\$20,000						
	Millstone-Manalapan-Freehold	31	2,507	\$50,140,000	\$20,000						
	Upper Freehold-Western Millstone	35	3,659	\$49,396,500	\$13,500						
	Wall	5	217	\$4,340,000	\$20,000						
	6	105	9,109	\$197,026,961	\$21,630	1,200	3,000	6,000	1.5	\$16.49	\$1.10
Morris	Northeast	8	258	\$6,527,400	\$25,300						
	Central	21	862	\$21,808,600	\$25,300						
	West	45	3,271	\$82,756,300	\$25,300						
	3	74	4,391	\$111,092,300	\$25,300	437	2,185	4,391	1.0	\$8.94	\$0.89
Passaic	Passaic County North	9	182	\$5,642,000	\$31,000						
	1	9	182	\$5,642,000	\$31,000	100	500	1,000	1.0	\$5.00	\$0.75
Salem	PA 1: Cohansey-Pole Tavern-Pine Hill PA2: Mannington Meadows Seven Stars-Algonquin Lake PA 3: Maskells Mill-Hagerville- Mannington Meadows	170 103 138 411	14,085 8,576 11,103 33,764	\$112,680,000 \$68,608,000 \$88,824,000 \$270,112,000	\$8,000 \$8,000 \$8,000 \$8,000						
Somerset	Millstone Valley East	61	1,720	\$27,793,910	\$16,159						
	Millstone Valley West	21	895	\$14,458,489	\$16,159						
	Eastern Montgomery	1	73	\$1,180,272	\$16,159						
	Pike Run	2	211	\$3,402,168	\$16,159						
	Bedens Brook	8	97	\$1,563,084	\$16,159						
	Bedens Brook East	7	219	\$3,539,037	\$16,159						

Schedule B

2016 COUNTY PLANNING INCENTIVE GRANT
Final Approval Applications

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.00/\$1.00	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
	Neshanic Valley North	81	4,008	\$64,769,344	\$16,159						
	Neshanic Valley South	12	417	\$6,744,548	\$16,159						
	Upper Raritan East	33	848	\$13,709,831	\$16,159						
	Upper Raritan West	32	5,470	\$88,384,957	\$16,159						
	Warren	2	25	\$411,253	\$16,159						
	Bernards Dead River	7	140	\$2,261,002	\$16,159	1,000	4,000	5,000	3.0	\$17.47	No Set Amount
	12	267	14,123	\$228,217,896	\$16,159						
Sussex	Central Kittatinny Valley	290	10,750	\$61,619,000	\$5,732						
	Eastern Highlands 1	46	2,354	\$7,297,400	\$3,100						
	Eastern Highlands 2	38	1,407	\$7,862,316	\$5,588						
	Kittatinny Valley East	198	5,657	\$29,557,825	\$5,225						
	Kittatinny Valley West 1	127	4,166	\$21,334,086	\$5,121						
	Kittatinny Valley West 2	155	5,127	\$27,957,531	\$5,453						
	Upper Delaware 1	9	501	\$1,039,575	\$2,075						
	Upper Delaware 2	30	822	\$4,443,732	\$5,406						
	Western Highlands 1	72	3,357	\$26,251,740	\$7,820						
	Western Highlands 2	33	1,329	\$7,709,529	\$5,801						
	10	998	35,470	\$195,072,734	\$5,500	2,648	13,240	26,480	0.34	\$0.68	\$0.68
Warren	North	30	2,391	\$12,565,046	\$5,256						
	Northwest	61	4,465	\$23,465,990	\$5,256						
	Northeast	77	4,498	\$23,642,382	\$5,256						
	Central	75	3,707	\$19,481,827	\$5,256						
	West	112	6,420	\$33,742,364	\$5,256						
	Southeast	143	7,923	\$41,642,805	\$5,256						
	South	25	1,639	\$8,613,690	\$5,256						
	7	523	31,041	\$163,153,704	\$5,256	2,000	10,000	20,000	6.0	\$7.40	\$3.71
2016 County PIG Totals											
15	106	4,647	217,626	\$2,160,195,517	\$9,926	15,483	72,814	141,847		\$130.09	

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2015R5(6)

FINAL APPROVAL

Of

MUNICIPAL PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS

INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND PROJECT AREA
SUMMARIES

FY2016 PIG PROGRAM

May 28, 2015

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 the identified project area provides 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 municipality or county; 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.);
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;
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

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, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland preservation plan and a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17A.6; and

WHEREAS, on May 24, 2007, the SADC adopted *Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans* to supplement the new rules at N.J.A.C. 2:76-17A 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, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, to date, the SADC has received 47 municipal planning incentive grant applications, including one new application for the 2016 Municipal Planning Incentive Grant round from Mannington Township, Salem County, pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, in total, these 47 municipal planning incentive grant applications identified 112 project areas in 9 counties and targeted 2,573 farms and 110,805 acres at an estimated total cost of \$1,338,000,000, with a ten-year preservation goal of 63,252 acres as summarized in the attached Schedule A; 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, to date, 37 of the municipal planning incentive grant applications have received SADC Final Approval; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the Municipal Planning Incentive Grant applications submitted under the FY16 program funding round as summarized in the attached Schedule B.

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 pursuant to N.J.A.C. 2:76-17A.17 and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan. Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. 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 the SADC will continue to assist the remaining 10 municipal planning incentive grant applicants in obtaining SADC Final Approval; 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.

5-28-15
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost in Millions	Project Area Acreage	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	15	288	9,690	\$43.676	27,724	200	750	1,500	5.0	\$2,100	No Set Amount
Bergen	8	40	525	\$70.454	10,887	30	150	300	0.25	\$4,136	No Set Amount
Burlington	4	171	18,222	\$111,000	113,027	1,000	5,000	10,000	1.5	\$7,000	No Set Amount
Camden	5	57	3,469	\$30.843	15,071	258	1,394	3,147	2.0	\$6,800	No Set Amount
Cape May	6	239	10,766	\$104.163	14,304	149	1,143	1,485	1.0	\$4,730	No Set Amount
Cumberland	16	512	20,441	\$101.151	65,302	2,044	10,221	20,441	1.0	\$0.898	No Set Amount
Hopewell	1	45	1,576	\$9,420	5,669	158	788	1,576	0.0	\$0.000	No Set Amount
Upper Deerfield	1	51	3,418	\$20.536	9,233	396	1,979	3,958	0.0	\$0.050	\$0.050
Gloucester	11	1031	23,488	\$281.858	114,481	1,000	4,000	8,000	4.0	\$11,000	\$5,000
Elk	2	29	953	\$10.482	3,520	75	377	754	1.0	\$0.038	\$0.038
Franklin	5	125	4,870	\$29.061	10,106	598	1,799	3,290	1.00	\$0.125	No Set Amount
Woolwich	3	72	3,403	\$51.048	5,183	265	1,920	3,984	5.0	\$0.323	No Set Amount
Hunterdon	7	113	8,987	\$79.789	178,126	1,000	5,000	10,000	3.0	\$7,000	\$1,500
Alexandria	4	74	3,821	\$38.195	16,912	524	1,160	2,137	4.00	\$0.328	No Set Amount
Delaware	2	20	1,472	\$20.601	23,707	300	500	1,000	6.0	\$0.475	No Set Amount
East Amwell	1	18	1,848	\$24.024	13,515	185	925	1,848	4.0	\$0.268	\$0.268
Franklin	1	16	1,313	\$11.813	10,644	349	413	265	5.00	\$0.270	No Set Amount
Holland	4	34	2,106	\$21.095	11,335	703	1,700	2,222	2.0	\$0.079	\$0.079
Kingwood	1	27	1,698	\$16.982	12,645	169	679	849	3.00	\$0.183	No Set Amount
Raritan	4	23	1,554	\$31.079	6,111	100	300	600	1.5	\$0.602	No Set Amount
Readington	1	43	2,362	\$42.516	16,774	100	600	1,100	2.0	\$0.569	No Set Amount
Tewksbury	3	3	409	\$9.700	4,557	100	300	1,000	5.0	\$0.425	No Set Amount
Union	3	20	618	\$6.100	4,189	70	325	600	2.0	\$0.137	No Set Amount
West Amwell	1	7	608	\$6.080	10,440	59	549	608	6.0	\$0.289	No Set Amount
Mercer	7	33	2,628	\$22.743	14,976	50	250	500	2.5	\$10.507	No Set Amount
Hopewell	1	10	854	\$17.080	10,761	150	500	854	3.00	\$1.195	No Set Amount
Middlesex	5	121	4,488	\$79.797	21,313	225	1,125	2,250	2.0	\$27.788	No Set Amount
Monmouth	6	105	9,109	\$197.027	60,623	1,200	3,000	6,000	1.5	\$16.488	\$1,100
Colts Neck	1	6	321	\$12.562	9,321	41	81	199	1.2	\$0.367	No Set Amount
Holmdel	1	14	587	\$27.182	2,572	10	70	338	2.50	\$0.958	No Set Amount
Howell	3	13	560	\$8.554	12,666	127	370	453	2.00	\$1.396	\$0.700
Manalapan	1	38	1,318	\$26.343	9,223	131	659	1,318	2.00	\$1.175	No Set Amount
Marlboro	3	17	627	\$16.790	19,690	47	216	298	1.00	\$0.675	No Set Amount
Millstone	4	52	3,204	\$96.120	14,024	30	150	300	6.0	\$0.940	No Set Amount
Upper Freehold	1	167	5,042	\$75.630	27,368	550	1,000	1,500	6.0	\$0.715	\$0.477
Morris	3	74	4,391	\$110.561	169,342	437	2,185	4,391	1.0	\$8.94	\$0.89
Ocean	7	152	2,540	\$84.287	21,975	200	901	1,623	1.2	\$10.000	No Set Amount

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost in Millions	Project Area Acreage	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
Passaic	1	10	191	\$5,977	6,415	100	500	1,000	1.0	\$5,000	\$0.750
Salem	3	411	33,764	\$270.112	80,424	2,600	13,000	26,000	2.0	\$1,091	\$1,053
Alloway	1	9	599	\$3,976	5,465	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	47	1,140	\$6,843	22,627	25	125	250	2.00	\$0.043	\$0.043
Pilesgrove	4	58	4,281	\$39,569	9,305	203	1,304	2,608	3.00	\$0.145	\$0.145
Pittsgrove	2	248	5,091	\$38,181	13,881	255	1,018	3,054	1.0	\$0.067	No Set Amount
Upper Pittsgrove	1	256	11,240	\$84,299	24,167	700	3,500	7,000	2.00	\$0.080	\$0.080
Somerset	12	267	14,123	\$228.218	87,623	1,000	4,000	5,000	3.0	\$17,470	No Set Amount
Bedminster	1	120	5,863	\$175,899	10,111	500	2,706	2,706	2.0	\$0.342	No Set Amount
Bernards	1	25	538	\$40,323	3,798	165	165	200	4.0	\$3,030	No Set Amount
Branchburg	1	23	737	\$40,535	1,873	154	266	737	5.0	\$1,500	No Set Amount
Franklin	2	19	855	\$16,584	18,931	508	644	830	5.0	\$4,480	No Set Amount
Hillsborough	3	28	996	\$14,814	3,860	100	500	1,000	2.8	\$1,529	No Set Amount
Montgomery	1	18	804	\$27,687	20,646	50	300	454	4.00	\$1,483	No Set Amount
Peapack & Gladstone	2	11	315	\$11,031	1,932	20	85	160	2.9	\$0.204	No Set Amount
Sussex	10	998	35,470	\$195,850	176,195	2,648	13,240	26,480	0.34	\$0,677	\$0,677
Frankford	4	101	4,318	\$25,065	10,142	63	350	700	3.00	\$0,080	\$0,080
Green	3	53	1,831	\$11,908	7,632	150	675	1,300	1.5	\$0,063	\$0,063
Warren	7	523	31,041	\$163,154	154,781	2,000	10,000	20,000	6.0	\$7,400	\$3,707
Blairstown	4	72	2,065	\$14,450	12,307	100	500	1,000	2.0	\$0,144	No Set Amount
Franklin	4	150	5,700	\$37,052	11,542	225	1,000	1,900	4.5	\$0,166	No Set Amount
Freylinghuysen	7	76	2,744	\$17,838	11,029	45	220	430	2.00	\$0,055	\$0,055
Greenwich	1	21	1,283	\$14,337	3,453	174	1,092	1,573	4.0	\$0,239	\$0,239
Harmony	3	87	4,097	\$24,580	12,409	220	1,000	1,800	5.00	\$0,239	\$0,239
Hope	4	66	3,292	\$18,108	6,298	65	300	600	2.0	\$0,052	\$0,052
Knowlton	2	34	2,985	\$14,923	13,355	100	500	1,000	2.0	\$0,052	\$0,052
Pohatcong	4	14	1,055	\$8,337	8,156	100	500	1,000	0.5	\$0,174	\$0,174
White	4	113	4,435	\$22,281	13,599	150	700	1,300	2.00	\$0,116	\$0,116
County Totals (18)	133	5,145	233,333	\$2,281	1,332,589	16,141	75,859	148,117		\$149,022	
Municipal Totals (47)	112	2,573	110,805	\$1,338	516,703	9,507	35,211	63,252		\$25,876	

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

Note: Data in red reflect 2009/2010 data. These are applications that did not submit 2011 round applications.

Date: 5/11/15

2016 MUNICIPAL PLANNING INCENTIVE GRANT
Final Approval Applications

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.00/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Upper Deerfield	Cumberland	Upper Deerfield PA	51	3,418	\$20,535,644	\$6,008	396	1,979	3,958	0.0	0.050	\$0.050
Total		1	51	3,418	\$20,535,644	\$6,008	396	1,979	3,958	0.0	0.050	\$0.050
Elk	Gloucester	Project Area 1	16	542	\$5,967,280	\$11,000						
		Project Area 2	13	410	\$4,514,950	\$11,000						
Total		2	29	953	\$10,482,230	\$11,000	75	377	754	1.0	0.038	\$0.038
Franklin	Gloucester	Northern	17	930	\$6,975,000	\$7,500						
		Central	29	800	\$6,000,000	\$7,500						
		Forest Grove	23	652	\$4,890,000	\$7,500						
		Janvier	1	297	\$1,336,500	\$4,500						
		Main Rd-Piney Hollow	55	2,191	\$9,859,500	\$4,500						
Total		5	125	4870	\$29,061,000	\$5,967	598	1,799	3,290	1.0	0.125	No Set Amount
Woolwich	Gloucester	North	22	976	\$14,642,850	\$15,000						
		East	37	1,309	\$19,635,000	\$15,000						
		Southwest	13	1,118	\$16,770,000	\$15,000						
Total		3	72	3,403	\$51,047,850	\$15,000	285	1,920	3,984	3.0	0.323	No Set Amount
Alexandria	Hunterdon	Sweet Hollow	6	393	\$3,927,500	\$10,000						
		The Hickory	12	494	\$4,944,800	\$10,000						
		Pittstown	32	1,970	\$19,704,600	\$10,000						
		Delaware River	18	962	\$9,617,600	\$10,000						
Total		4	68	3,819	\$38,194,500	\$10,000	524	1,160	2,137	4.0	0.528	No Set Amount
Delaware	Hunterdon	PIG I: Sandbrook Headquarters / Locktown	8	687	\$9,611,000	\$14,000						
		PIG II: Covered Bridge / Dilts Park	12	785	\$10,990,000	\$14,000						
Total		2	20	1,472	\$20,601,000	\$14,000	300	500	1,000	6.0	0.475	No Set Amount
East Amwell	Hunterdon	East Amwell	18	1,848	\$24,024,000	\$13,000						
Total		1	18	1,848	\$24,024,000	\$13,000	185	925	1,848	4.0	0.268	\$0.268
Franklin	Hunterdon	Franklin Project Area	16	1,313	\$11,813,310	\$9,000						
Total		1	16	1,313	\$11,813,310	\$9,000	349	413	265	5.0	0.270	No Set Amount
Holland	Hunterdon	Musconetcong	5	350	\$3,540,000	\$10,000						
		Hawks Schoolhouse	3	250	\$2,497,200	\$10,000						
		Bun Valley	17	1,282	\$12,820,900	\$10,000						
		Holland Station	9	224	\$2,236,900	\$10,000						
Total		4	34	2,106	\$21,095,000	\$10,017	703	1,700	2,222	2.0	0.079	No Set Amount
Kingwood	Hunterdon	Kingwood	27	1,698	\$16,982,200	\$10,000						

2016 MUNICIPAL PLANNING INCENTIVE GRANT
Final Approval Applications

Municipality	County	Project Area	# of Targeted Farms	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 Farm Preservation in Millions
Total		1	27	1,698	\$16,982,200	\$10,000	170	679	849	3.0	0.183	No Set Amount
Readington	Hunterdon	Primary	43	2,362	\$42,516,000	\$18,000						
Total		1	43	2,362	\$42,516,000	\$18,000	100	600	1,100	2.0	0.569	No Set Amount
Union	Hunterdon	Hoffman	1	68	\$680,000	\$10,000						
		Pattenburg	3	80	\$800,000	\$10,000						
		Pittstown	16	470	\$4,700,000	\$10,000						
Total		3	20	618	\$6,180,000	\$10,000	70	325	600	2.0	0.137	No Set Amount
West Amwell	Hunterdon	West Amwell	7	608	\$6,080,000	\$10,000						
Total		1	7	608	\$6,080,000	\$10,000	59	549	608	6.0	0.289	No Set Amount
Hopewell	Mercer	Central Project Area	10	854	\$17,080,000	\$20,000						
Total		1	10	854	\$17,080,000	\$20,000	150	500	854	3.0	1.195	No Set Amount
Colts Neck	Monmouth	Colts Neck Project Area	6	321	\$11,220,300	\$35,000						
Total		1	6	321	\$11,220,300	\$35,000	41	81	198	1.2	0.367	No Set Amount
Holmdel	Monmouth	Holmdel Project Area	14	587	\$27,182,209	\$46,307						
Total		1	14	587	\$27,182,209	\$46,307	10	70	338	2.5	0.958	No Set Amount
Howell	Monmouth	North Central	7	264	\$5,280,000	\$20,000						
		Manasquan Reservoir South	3	138	\$1,791,516	\$12,982						
		Manasquan Reservoir West	2	114	\$1,482,000	\$13,000						
Total		3	12	516	\$8,553,516	\$16,577	127	370	452	2.0	1.396	\$0.700
Manalapan	Monmouth	Manalapan Project Area	38	1,318	\$26,342,650	\$19,986						
Total		1	38	1,318	\$26,342,650	\$19,987	131	659	1,318	2.0	1.175	No Set Amount
Marlboro	Monmouth	North	1	84	\$4,200,000	\$50,000						
		Central	11	416	\$6,240,000	\$15,000						
		Southeast	5	127	\$6,350,000	\$50,000						
Total		3	17	627	\$16,790,000	\$26,778	47	216	298	1.0	0.675	No Set Amount
Millstone	Monmouth	Perineville East	18	786	\$23,580,000	\$30,000						
		Perineville West	14	988	\$29,640,000	\$30,000						
		Clarksburg East	11	687	\$20,610,000	\$30,000						
		Clarksburg West	9	743	\$22,290,000	\$30,000						
Total		4	52	3,204	\$66,120,000	\$30,000	30	150	300	6.0	0.941	No Set Amount
Upper Freehold	Monmouth	Upper Freehold Project Area	167	5,042	\$75,630,000	\$15,000						
Total		1	167	5,042	\$75,630,000	\$15,000	550	1,000	1,500	6.0	0.715	\$0.477

Schedule B

2016 MUNICIPAL PLANNING INCENTIVE GRANT
Final Approval Applications

Municipality	County	Project Area	# of Targeted Farms	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 Farm Preservation in Millions
Alloway	Salem	North-Central 1	9	599	\$6,184,324	\$10,327	200	400	600	0.5	0.014	No Set Amount
Total			9	599	\$6,184,324	\$10,327						
Pittsgrove	Salem	Northern Pittsgrove	35	2,764	\$29,022,000	\$10,500						
		U.S. Route 40	10	895	\$8,497,750	\$9,500						
		Commissioners Pike	4	241	\$2,049,350	\$8,500						
		Woodstown-Daretown Road	9	381	\$2,859,000	\$7,500						
Total		4	58	4,281	\$39,569,100	\$9,243	203	1,304	2,608	3.0	0.145	\$0.145
Pittsgrove	Salem	North	130	2,830	\$21,224,325	\$7,500						
		East	118	2,246	\$16,843,275	\$7,500						
Total		2	248	5,076	\$38,067,600	\$7,500	255	1,018	3,054	1.0	0.061	No Set Amount
Upper Pittsgrove	Salem	UP Project Area	256	11,240	\$84,299,400	\$7,500						
Total		1	256	11,240	\$84,299,400	\$7,500	700	3,500	7,000	2.0	0.080	\$80,000
Bedminster	Somerset	Bedminster PA	120	5,863	\$175,898,700	\$30,000						
Total		1	120	5,863	\$175,898,700	\$30,000	500	2,706	2,706	1.5	0.342	No Set Amount
Hillsborough	Somerset	Annwell Valley	22	794	\$11,908,050	\$15,000						
		Mill Lane	3	170	\$2,556,150	\$15,000						
		South	3	32	\$478,650	\$15,000						
Total		3	28	996	\$14,942,850	\$15,000	100	500	1,000	2.8	1.529	No Set Amount
Montgomery	Somerset	Montgomery Twp. PA	17	804	\$27,686,544	\$34,436						
Total		1	17	804	\$27,686,544	\$34,436	50	300	454	4.0	1.483	No Set Amount
Peapack/Gladstone	Somerset	Essex Hunt Club	3	119	\$4,165,000	\$35,000						
		Faritan Valley	8	196	\$6,866,300	\$35,000						
Total		2	11	315	\$11,031,300	\$35,000	20	85	160	2.9	0.204	\$0.204
Blairstown	Warren	North	10	127	\$889,000	\$7,000						
		Route 94 North	12	209	\$1,463,000	\$7,000						
		Central	11	494	\$3,458,000	\$7,000						
		South	39	1,235	\$8,645,000	\$7,000						
Total		4	72	2,065	\$14,455,000	\$7,000	100	500	1,000	2.0	0.144	Undetermined
Franklin	Warren	Musconetcong Valley	54	1,960	\$12,740,000	\$6,500						
		Pohatcong Ridge	25	1,027	\$6,675,500	\$6,500						
		Pohatcong Valley East	47	1,738	\$11,297,000	\$6,500						
		Pohatcong Valley West	24	975	\$6,337,500	\$6,500						

Schedule B

2016 MUNICIPAL PLANNING INCENTIVE GRANT
Final Approval Applications

Municipality	County	Project Area	# of Targeted Farms	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 Farm Preservation in Millions
Total		4	150	5,700	\$37,050,000	\$6,500	225	1,000	1,900	4.5	0.165	Undetermined
Freylinghuysen	Warren	Paulins Kill Valley	5	134	870,285	\$6,500						
		Martinsburg Ridge	39	1,704	11,079,120	\$6,500						
		Hope Preservation Area	5	91	590,980	\$6,500						
		Limestone Valley Trout Brook	8	249	1,617,330	\$6,500						
		Allamuchy Farmland Belt	13	373	2,425,930	\$6,500						
		Limestone Valley Bear Brook	6	193	1,254,500	\$6,500						
		Johnsonburg Center	0	0	0	\$6,500						
Total		7	76	2,744	17,838,145	\$6,500	45	220	430	2.0	0.055	\$0.055
Greenwich	Warren	Greenwich Project Area	21	1,283	10,264,000	\$8,000						
Total		1	21	1,283	10,264,000	\$8,000	174	1,092	1,573	4.0	0.239	\$0.239
Harmony	Warren	Project Area 1	22	1,190	\$7,141,500	\$6,000						
		Project Area 2	35	1,765	\$10,590,240	\$6,000						
		Project Area 3	30	1,141	\$6,846,000	\$6,000						
Total		3	87	4,096	24,577,740	\$6,000	220	1,000	1,800	5.0	0.239	\$0.241
Hope	Warren	Project Area 1	41	1,819	\$10,004,500	\$5,500						
		Project Area 2	7	555	\$3,050,960	\$5,500						
		Project Area 3	11	479	\$2,633,235	\$5,500						
		Project Area 4	7	440	\$2,419,505	\$5,500						
Total		4	66	3,292	\$18,108,200	\$5,500	65	300	600	2.0	0.052	\$0.052
Knowlton	Warren	Project Area 1	11	1,045	\$5,225,700	\$5,000						
		Project Area 2	23	1,939	\$9,696,950	\$5,000						
Total		2	34	2,985	\$14,922,650	\$5,000	100	500	1,000	2.0	0.052	\$0.052
White	Warren	North	38	1,170	\$5,878,080	\$5,024						
		South	18	449	\$2,255,776	\$5,024						
		East	7	150	\$753,600	\$5,024						
		West	50	2,666	\$13,393,984	\$5,024						
Total		4	113	4,435	\$22,281,440	\$5,024	150	700	1,300	2.0	0.116	\$0.116
2016 MUN. PIG FINAL APPROVAL TOTALS												
37	9	87	2,206	96,410	\$1,123,488,102	\$11,653	7,945	31,017	54,960		\$15.31	

STATE AGRICULTURE DEVELOPMENT COMMITTEE

**RESOLUTION #FY2015R5(7)
CONDITIONAL PRELIMINARY APPROVAL**

Of the

**MANNINGTON TOWNSHIP, SALEM COUNTY
PLANNING INCENTIVE GRANT APPLICATION
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLAN AND
PROJECT AREA SUMMARIES**

2016 FUNDING ROUND

May 28, 2015

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 the identified project area provides 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 municipality or county; 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.);
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;
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

WHEREAS, in the event a municipality is seeking funding from the county toward the purchase of development easements, the municipality shall submit an application to the county agriculture development board ("CADB") or, in all other cases, a municipality shall submit its application directly to the SADC; and

WHEREAS, a municipality, in submitting an application to the CADB or the SADC as appropriate, shall outline a multi-year plan for the purchase of multiple farms in a project area and indicate its annual share of the estimated purchase price; and

WHEREAS, the municipality, in order to enhance its application, may submit its proposal jointly with one or more contiguous municipalities if the submission would result in the preservation of a significant area of reasonably contiguous farmland; and

WHEREAS, the application shall include a copy of the farmland preservation plan element; an estimate of the cost of purchasing development easements on all the farms in a designated project area, to be determined in consultation with the CADB or through an appraisal for the entire project area; and an inventory showing the characteristics of each farm in the project area which may included, but not be limited to, size, soils and agricultural use; and

WHEREAS, the farmland preservation plan element shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging monies made available by P.L. 1999, c.152 (C.13:8C-1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements; 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, pursuant to N.J.A.C. 2:76-17A.3(a)3.iv. and N.J.A.C. 2:76-17A.3(a)3.v., the SADC requires municipal PIG applications to include a discussion of farming trends, characterizing the type(s) of agricultural production in the municipality and a discussion of plans to develop the agricultural industry in the municipality to the list of statutory plan requirements; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.3(a)4, the SADC also requires the preparation and adoption of 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 SADC, to the list of requirements for grant eligibility; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.4, the SADC specified that a comprehensive municipal farmland preservation plan shall, at a minimum, include the following components:

1. The adopted farmland preservation plan element of the municipal master plan;
2. A map and description of the municipality's agricultural resource base including the proposed farmland preservation project areas;
3. A description of the land use planning context for the municipality's farmland preservation initiatives including identification and a map of the county's adopted ADA within the municipality, consistency of the municipality's farmland preservation program with county and other farmland preservation program initiatives, and consistency with municipal, regional and State land use planning and conservation efforts;
4. A description of the municipality's past and future farmland preservation program activities, including program goals and objectives, including a summary of available municipal funding and approved funding policies in relation to the municipality's one-, five- and ten-year preservation projections;
5. A discussion of the actions the municipality 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 municipality;
7. A description of the policies, guidelines or standards used by the municipality in conducting its farmland preservation efforts, including any minimum eligibility criteria or standards used by the municipality 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; and
8. A description of municipal staff and/or consultants used to facilitate the preservation of farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.5, the SADC required the municipality to prepare a project area summary containing the following information for each project area:

1. An inventory of the number of farms or properties, and their individual and aggregate acreage, for targeted farms, farmland preservation applications with final approvals, preserved farms, lands enrolled in an eight-year farmland preservation program and

preserved open space compatible with agriculture;

2. Aggregate size of the entire project area;
3. Density of the project area;
4. Soil productivity of the targeted farms;
5. An estimate of the cost of purchasing development easements on the targeted farms in the designated project area;
6. A multi-year plan for the purchase of development easements on the targeted farms in the project area, indicating the funding partner's share of the estimated purchase price, including an account of the estimated percentage of leveraged State funds and the time period of installment purchase agreements, where appropriate; and

WHEREAS, on May 24, 2007, the SADC adopted *Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans* to provide uniform, detailed plan standards to supplement the new rules at N.J.A.C. 2:76-17A, update previous planning standards, incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey and the NJ Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, the *Guidelines* emphasize that these Municipal Comprehensive Farmland Preservation Plans should be developed in consultation with the agricultural community including the municipal Agricultural Advisory Committee, municipal Planning Board, CADB, county Planning Board and the county Board of Agriculture, and where appropriate, in conjunction with surrounding municipalities and the County Comprehensive Farmland Preservation Plan, with at least two public meetings including a required public hearing prior to Planning Board adoption; and

WHEREAS, SADC staff have worked in partnership with municipal representatives to provide and identify sources for the latest data with respect to agricultural statistics, water resources, agricultural economic development, land use and resource conservation; and

WHEREAS, to date, the SADC has received 47 municipal planning incentive grant applications, including one new application for the 2016 Municipal Planning Incentive Grant round from Mannington Township, Salem County, pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, in total, these 47 municipal planning incentive grant applications identified 112 project areas in 9 counties and targeted 2,573 farms and 110,805 acres at an estimated total cost of \$1,338,000,000, with a ten-year preservation goal of 63,252 acres as summarized in the attached Schedule A; 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 submitted evidence of county reviews, comments on consistency with county plans and identified levels of county funding 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.

NOW THEREFORE BE IT RESOLVED, that the SADC grants conditional preliminary approval of the Municipal Planning Incentive Grant application for Mannington Township, Salem County, as summarized in the attached Schedule B, subject to the following:

1. Submission of all required information identified in the FY 2016 Municipal Planning Incentive Grant Application Review Checklist within 60 days of the receipt of the correspondence accompanying the notice.
2. SADC determination that all of the components of the Comprehensive Farmland Preservation Plan are fully addressed and complete.
3. SADC determination that each designated project area is complete and technically accurate.
4. SADC receipt of evidence of the adoption of the Comprehensive Farmland Preservation Plan by the municipal Planning Board after a properly noticed public hearing.
5. SADC receipt of an electronic and paper copy of the approved Comprehensive Farmland Preservation Plan.

BE IT FURTHER RESOLVED, that the SADC shall not grant Final Approval to any farm contained within a municipal PIG application prior to these conditions being satisfied; 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 the Garden State Preservation Trust approval, the 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 pursuant to N.J.A.C. 2:76-17A.17 and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan. Each Planning

Incentive Grant municipality should expend its grant funds within three years of the date the funds were appropriated, pursuant to N.J.A.C. 2:76-17A.8(c)1. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within three years of the date the funds were appropriated 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.

5-28-15

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost in Millions	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$1.00	Annual Tax Revenue in Millions	Annual Tax for Farmstead Preservation in Millions
Atlantic	15	288	9,690	\$43.676	27,724	200	750	1,500	5.0	\$2.100	No Set Amount
Bergen	8	40	525	\$70.454	10,887	30	150	300	0.25	\$4.136	No Set Amount
Burlington	4	171	18,222	\$111.000	113,027	1,000	5,000	10,000	1.5	\$7.000	No Set Amount
Camden	5	57	3,469	\$30.843	15,071	258	1,394	3,147	2.0	\$6.800	No Set Amount
Cape May	6	239	10,766	\$104.163	14,304	149	1,143	1,485	1.0	\$4.730	No Set Amount
Cumberland	16	512	20,441	\$101.151	65,302	2,044	10,221	20,441	1.0	\$0.898	No Set Amount
Hopewell	1	45	1,576	\$9.420	5,689	158	788	1,576	0.0	\$0.000	No Set Amount
Upper Deerfield	1	51	3,418	\$20.536	9,233	396	1,979	3,958	0.0	\$0.050	\$0.050
Gloucester	11	1031	23,488	\$281.858	114,481	1,000	4,000	8,000	4.0	\$11.000	\$5.000
Elk	2	29	953	\$10.482	3,520	75	377	754	1.0	\$0.038	\$0.038
Franklin	5	125	4,870	\$29.061	10,106	598	1,799	3,290	1.00	\$0.125	No Set Amount
Woolwich	3	72	3,403	\$51.048	5,183	265	1,920	3,984	5.0	\$0.323	No Set Amount
Hunterdon	7	113	8,987	\$79.789	178,126	1,000	5,000	10,000	3.0	\$7.000	\$1.500
Alexandria	4	74	3,821	\$38.195	16,912	524	1,160	2,137	4.00	\$0.328	No Set Amount
Delaware	2	20	1,472	\$20.601	23,707	300	500	1,000	6.0	\$0.475	No Set Amount
East Amwell	1	18	1,848	\$24.024	13,515	185	925	1,848	4.0	\$0.268	\$0.268
Franklin	1	16	1,313	\$11.813	10,644	349	413	265	5.00	\$0.270	No Set Amount
Holland	4	34	2,106	\$21.095	11,335	703	1,700	2,222	2.0	\$0.079	\$0.079
Kingwood	1	27	1,698	\$16.982	12,645	169	679	849	3.00	\$0.183	No Set Amount
Raritan	4	23	1,554	\$31.079	6,111	100	300	600	1.5	\$0.602	No Set Amount
Readington	1	43	2,362	\$42.516	16,774	100	600	1,100	2.0	\$0.569	No Set Amount
Tewksbury	3	3	409	\$9.700	4,557	100	300	1,000	5.0	\$0.425	No Set Amount
Union	3	20	618	\$6.100	4,189	70	325	600	2.0	\$0.137	No Set Amount
West Amwell	1	7	608	\$6.080	10,440	59	549	608	6.0	\$0.289	No Set Amount
Mercer	7	33	2,628	\$22.743	14,976	50	250	500	2.5	\$10.507	No Set Amount
Hopewell	1	10	854	\$17.080	10,761	150	500	854	3.00	\$1.195	No Set Amount
Middlesex	5	121	4,488	\$179.797	21,313	225	1,125	2,250	2.0	\$27.788	No Set Amount
Monmouth	6	105	9,109	\$197.027	60,623	1,200	3,000	6,000	1.5	\$16.488	\$1.100
Collis Neck	1	6	321	\$12.562	9,321	41	81	199	1.2	\$0.367	No Set Amount
Holmdel	1	14	587	\$27.182	2,572	10	70	338	2.50	\$0.958	No Set Amount
Howell	3	13	560	\$8.554	12,666	127	370	453	2.00	\$1.396	\$0.700
Manalapan	1	38	1,318	\$26.343	9,223	131	659	1,318	2.00	\$1.175	No Set Amount
Marlboro	3	17	627	\$16.790	19,690	47	216	298	1.00	\$0.675	No Set Amount
Millstone	4	52	3,204	\$96.120	14,024	30	150	300	6.0	\$0.940	No Set Amount
Upper Freehold	1	167	5,042	\$75.630	27,368	550	1,000	1,500	6.0	\$0.715	\$0.477
Morris	3	74	4,391	\$110.561	169,342	437	2,185	4,391	1.0	\$6.94	\$0.89
Ocean	7	152	2,540	\$84.287	21,975	200	901	1,623	1.2	\$10.000	No Set Amount

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost in Millions	Project Area Acreage	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
Passaic	1	10	191	\$5,977	6,415	100	500	1,000	1.0	\$5,000	\$0.750
Salem	3	411	33,764	\$270.112	80,424	2,600	13,000	26,000	2.0	\$1,091	\$1.053
Alloway	1	9	599	\$3,976	5,465	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	47	1,140	\$6,843	22,627	25	125	250	2.00	\$0.043	\$0.043
Pilesgrove	4	58	4,281	\$39,569	9,305	203	1,304	2,608	3.00	\$0.145	\$0.145
Pittsgrove	2	248	5,091	\$38,181	13,881	255	1,018	3,054	1.0	\$0.067	No Set Amount
Upper Pittsgrove	1	256	11,240	\$84,299	24,167	700	3,500	7,000	2.00	\$0.080	\$0.080
Somerset	12	267	14,123	\$228.218	87,623	1,000	4,000	5,000	3.0	\$17.470	No Set Amount
Bedminster	1	120	5,863	\$175,899	10,111	500	2,706	2,706	2.0	\$0.342	No Set Amount
Bernards	1	25	538	\$40,323	3,798	165	165	200	4.0	\$3.030	No Set Amount
Branchburg	1	23	737	\$40,535	1,873	154	266	737	5.0	\$1.500	No Set Amount
Franklin	2	19	855	\$16,584	18,931	508	644	830	5.0	\$4.480	No Set Amount
Hillsborough	3	28	996	\$14,814	3,860	100	500	1,000	2.8	\$1.529	No Set Amount
Montgomery	1	18	804	\$27,687	20,646	50	300	454	4.00	\$1.483	No Set Amount
Peapack & Gladstone	2	11	315	\$11,031	1,932	20	85	160	2.9	\$0.204	No Set Amount
Sussex	10	998	35,470	\$195,850	176,195	2,648	13,240	26,480	0.34	\$0.677	\$0.677
Frankford	4	101	4,318	\$25,065	10,142	63	350	700	3.00	\$0.080	\$0.080
Green	3	53	1,831	\$11,908	7,632	150	675	1,300	1.5	\$0.063	\$0.063
Warren	7	523	31,041	\$163,154	154,781	2,000	10,000	20,000	6.0	\$7.400	\$3.707
Blairtown	4	72	2,065	\$14,450	12,307	100	500	1,000	2.0	\$0.144	No Set Amount
Franklin	4	150	5,700	\$37,052	11,542	225	1,000	1,900	4.5	\$0.166	No Set Amount
Freylinghuysen	7	76	2,744	\$17,838	11,029	45	220	430	2.00	\$0.055	\$0.055
Greenwich	1	21	1,283	\$14,337	3,453	174	1,092	1,573	4.0	\$0.239	\$0.239
Harmony	3	87	4,097	\$24,580	12,409	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	4	66	3,292	\$18,108	6,298	65	300	600	2.0	\$0.052	\$0.052
Knowlton	2	34	2,985	\$14,923	13,355	100	500	1,000	2.0	\$0.052	\$0.052
Pohatcong	4	14	1,055	\$8,337	8,156	100	500	1,000	0.5	\$0.174	\$0.174
White	4	113	4,435	\$22,281	13,599	150	700	1,300	2.00	\$0.116	\$0.116
County Totals (18)	133	5,145	233,333	\$2,281	1,332,589	16,141	75,859	148,117		\$149,022	
Municipal Totals (47)	112	2,573	110,805	\$1,338	516,703	9,507	35,211	63,252		\$25,876	

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

Note: Data in red reflect 2009/2010 data. These are applications that did not submit 2011 round applications.

Date: 5/11/15

Schedule B

MUNICIPAL PLANNING INCENTIVE GRANT
Preliminary Approval Application
 (2016 Round)
 May 2015

Municipality	County	Project Area	# of Targeted Farms	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	Annual Tax for Farm Preservation
Mannington	Salem	Mannington Project Area	47	1,140	\$6,842,700	\$6,000	25	125	250	2.0	\$43,000	\$43,000
Total			47	1,140	\$6,842,700							
May 2016 MUN. FIG (2016 Round) PRELIMINARY APPROVAL TOTALS												
		1	47	1,140	\$6,842,700		25	125	250			

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2015R5(8)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MILLSTONE TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Estate of Joyce M. Kaut ("Owner")

Millstone Township, Monmouth County

N.J.A.C. 2:76-17A

SADC ID# 13-0447-PG

May 28, 2015

WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Millstone Township, Monmouth County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted approval to Millstone Township's Farmland Preservation FY15 PIG Plan application annual update on May 22, 2014; and

WHEREAS, on January 7, 2014, the SADC received an individual application for the sale of a development easement from Millstone Township for the Estate of Joyce M. Kaut Farm, identified as Block 35, Lot 2, Millstone Township, Monmouth County, totaling approximately 54 easement acres, hereinafter referred to as the "Property" (Schedule A); and

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

WHEREAS, the Property includes a 1.5 acre non-severable exception area limited to one existing single family residential unit; and

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on March 5, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on October 3, 2014 the SADC certified a development easement value of \$13,350 per acre based on zoning and environmental regulations in place as of June 2014; and

WHEREAS, the landowner has accepted the Township's offer of \$13,350 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on April 1, 2015 the Millstone Township Committee approved the application and a funding commitment for an estimated \$2,136 per acre; and

WHEREAS, the Monmouth County Agriculture Development Board granted final approval to the application on December 3, 2014 and secured a commitment of funding for an estimated \$3,204 per acre from the Monmouth County Board of Chosen Freeholders for the required local match on April 23, 2015; and

WHEREAS, the cost share breakdown is approximately as follows (based on 54 acres):

	<u>Total</u>	
SADC	\$432,540	(\$8,010/acre and 60% of CMV)
Monmouth County	\$173,016	(\$3,204/acre and 24% of CMV)
Millstone Township	\$115,344	(\$2,136/acre and 16% of CMV)
Total Easement Purchase	\$720,900	(\$13,350/acre)

WHEREAS, the Township is requesting \$432,540 and sufficient funds are available; and

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

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Millstone Township for the purchase of a development easement on the Property by Monmouth County, comprising approximately 54 acres, at a State cost share of \$8,010/acre, (60% of certified market value), for an estimated total grant need of \$432,540 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property is approved with a 1.5 acre non-severable exception area limited to one existing single family residence; zero (0) housing opportunities, zero (0) agricultural labor housing and no pre-existing non-agricultural uses outside of the exception area; and

BE IT FURTHER RESOLVED, the Township and County agree to the SADC providing its grant directly to Monmouth County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; 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 final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

5-28-15

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

Schedule A



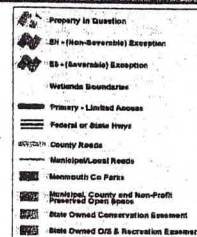
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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Harry Kaut/Estate of Joyce Kaut
Block 35 Lots P/O 2 (53.8 ac)
& P/O 2-EN (non-severable exception - 1.5 ac)
Gross Total = 55.4 ac
Millstone Twp., Monmouth County

500 250 0 500 1,000 Feet

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



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

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

January 13, 2014

Preserved Farms and Active Applications Within Two Miles

X:\counties\monco\projects\kaut_2mile.mxd



Application within the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Harry Kaut/Estate of Joyce Kaut
Block 35 Lots P/O 2 (53.8 ac)
& P/O 2-EN (non-severable exception - 1.5 ac)
Gross Total = 55.4 ac
Millstone Twp., Monmouth County

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

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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

January 14, 2014

Municipal Planning Incentive Grant
Millstone Township, Monmouth County
Plan Approval April 24, 2009

Farm	SADC ID#	Acres	Pay Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Easement Consideration	SADC			Encumbered	Expended	Balance
								Cost Basis	Cost Share				
Perlman	13-0409-PG	40.000	25.073	35,000.00	35,000.00	21,000.00	877,555.00	877,555.00	526,533.00				1,750,000.00
Kaut	13-0447-PG	54.000	54.000	13,350.00	13,350.00	8,010.00	720,900.00	720,900.00	432,540.00	432,540.00		526,533.00	1,223,467.00
													790,927.00
Total Pending	1	54.000											
Total Encumbered										432,540.00			
Closed/Expended	1	40.000	25.073				877,555.00	877,555.00	526,533.00		526,533.00		
Total	2	94.000											790,927.00

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Estate of Joyce M. Kaut
13- 0447-PG
PIG EP - Municipal 2007 Rule
54 Acres

Block 35	Lot 2	Millstone Twp.	Monmouth County
SOILS:		Other	44% * 0 = .00
		Prime	34% * .15 = 5.10
		Statewide	22% * .1 = 2.20
			SOIL SCORE: 7.30
TILLABLE SOILS:		Cropland Harvested	49% * .15 = 7.35
		Wetlands	1% * 0 = .00
		Woodlands	50% * 0 = .00
			TILLABLE SOILS SCORE: 7.35
FARM USE:		Hay	12 acres
		Field Crop Except Cash Grain	12 acres sorghum

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (1.5) acres for Flexibility with residence/septic
Exception is not to be severed from Premises
Exception is to be limited to one existing single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2015R5(9)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

HOPEWELL TOWNSHIP, MERCER COUNTY

for the

PURCHASE OF AND ASSIGNMENT OF A DEVELOPMENT EASEMENT

On the Property of
Hopewell Township/Else Farm ("Owner")
Hopewell Township, Mercer County

N.J.A.C. 2:76-17A. et seq.
SADC ID# 11-0176-PG

May 28, 2015

WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Hopewell Township, Mercer County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Hopewell Township's 2015 PIG plan annual update on May 22, 2014; and

WHEREAS, on August 11, 2014 the SADC received an individual application for the sale of a development easement from Hopewell Township for the Else Farm identified as Block 92, Lot 2.011, Hopewell Township, Mercer County, totaling 92.3829 easement acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is in Hopewell Township's Project Area and is a targeted farm; and

WHEREAS, the Property has one (1) single family residential unit, 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 have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, on December 27, 2013 Hopewell Township purchased the 97.9105 farm in fee simple title for \$1,857,082.47 or \$18,967.14 per acre; and

WHEREAS, before appraisal and prior to the auction, Hopewell Township subdivided 5.5276 acres from the property for road widening purposes and the creation of Block 92, Lot 2.012 as an open space corridor for future public use; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on December 11, 2014 the SADC certified a development easement value of \$10,400 per acre. (\$18,900 "before value" minus an "after" value of \$8,500) based on current zoning and environmental regulations in place as of October 2014; and

WHEREAS, on January 12, 2015, Hopewell Township recorded a Deed of Easement to itself, (Deed Book 6210, Page 669) by which it conveyed a development easement and all nonagricultural development rights, for the purpose of preserving the subject farm; and

WHEREAS, subsequently Hopewell Township auctioned the 92.3829 acre restricted property and closed on the sale on January 12, 2015 for \$6,013.02 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on April 7, 2015 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-6.23(c) where the Township has acquired land in fee simple title and resold the restricted premises prior to a Committee cost share, the Committee's cost share grant shall be based on the development easement value determined pursuant to N.J.A.C. 2:76-10 and certified by the Committee, or on the purchase price of the premises paid by the township minus the certified "after" value of the restricted premises, or on the purchase price paid by the township less the payment received for the resale of the restricted premises, whichever is less; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.23(c), the SADC shall calculate its cost share grant by utilizing the \$18,900/acre SADC certified market "before" value since it is lower than the purchase price of \$18,967.14 /acre and the SADC certified "after" value of \$8,500, for an adjusted easement value of \$10,400/acre, which is the lowest of three development easement valuation options; and

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

WHEREAS, on April 6, 2015 the Mercer County CADB passed a resolution supporting the preservation of the Else Farm, although the County is not participating financially and will not hold the easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, since the County is not providing any funding, the SADC shall hold the development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on April 13, 2015 the Hopewell Township Committee approved the application and accepted the SADC cost share of \$6,240 per acre and provided authorization to enter into an Agreement with the SADC for the Assignment of the Deed of Easement to the SADC ; and

WHEREAS, the cost share breakdown is as follows (based on 92.2488 payable easement acres):

	<u>Total</u>	
SADC	\$575,632.51	(\$ 6,240 per acre and 60% of purchase)
Hopewell Twp.	\$383,755.01	(\$ 4,160 per acre and 40% of purchase)
Total Easement Purchase	\$959,387.52	(\$10,400 per acre)

WHEREAS, Hopewell Township is requesting \$575,632.51 and sufficient funds are available (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Hopewell Township for the assignment of a development easement on the Property, comprising 92.3829 easement acres (92.2488 payable acres), at a State cost share of \$6,240 per acre (60%), for a total grant need of \$575,632.51 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property has one (1) single family residential unit, Zero, (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; and

BE IT FURTHER RESOLVED, that the SADC will hold title to the easement; and

BE IT FURTHER RESOLVED, the SADC shall accept the Assignment of a Development Easement from Hopewell Township; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the assignment 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; 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 final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

5-28-15

Date

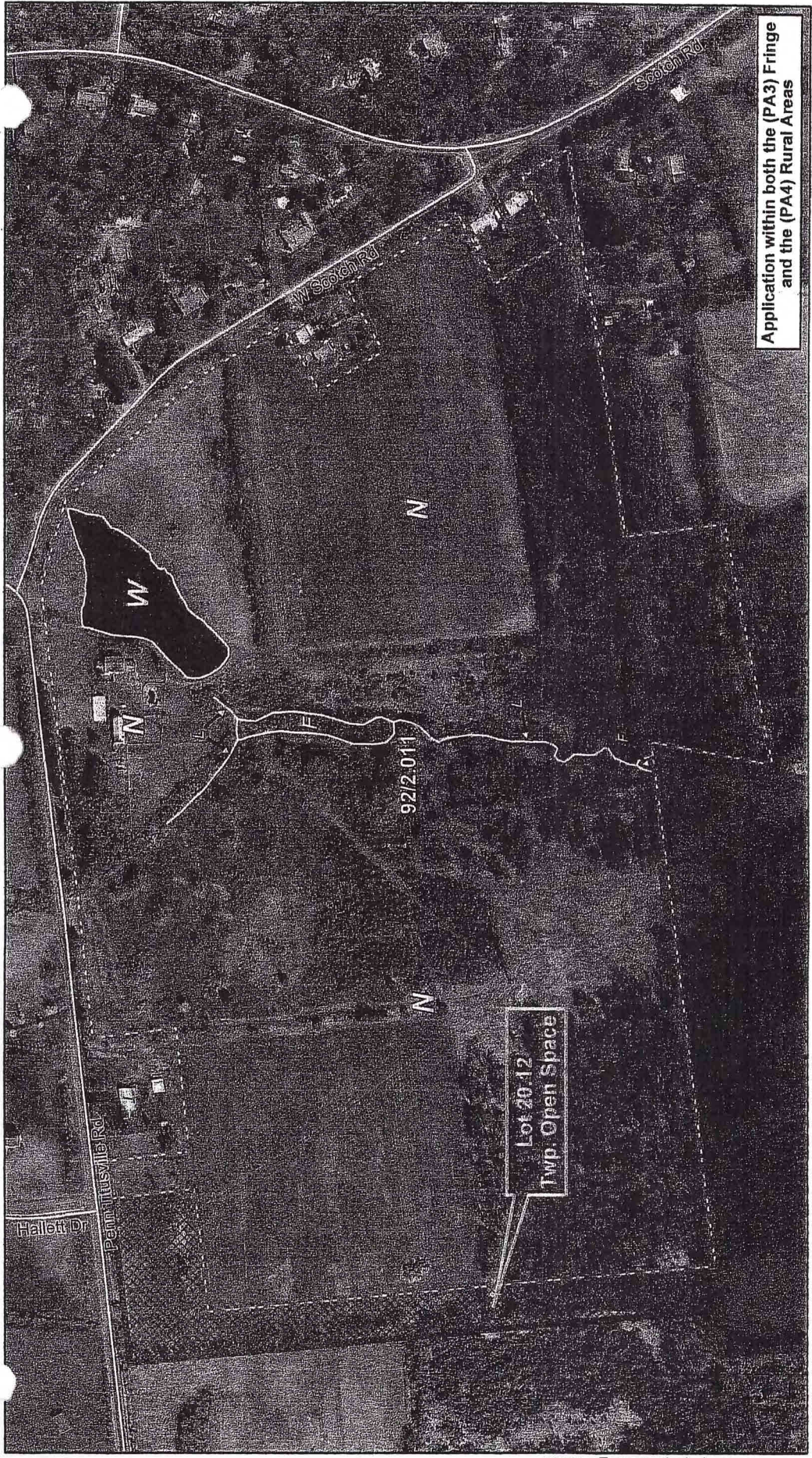


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

Schedule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Else Farm/Hopewell Twp
 Block 92 Lot 2.011 (90.8 ac)
 Gross Total = 90.8 ac
 Hopewell Twp., Mercer County

- Property in Question**
- EH - (Non-Severable) Exception
 - ES - (Severable) Exception
- Wetlands Boundaries**
- Primary - Limited Access
 - Federal or State Hwy
 - County Roads
 - Municipal/Local Roads
 - Municipal, County and Non-Profit
 - Private Open Space
 - State Owned Conservation Easement
 - State Owned OS & Recreation Easement



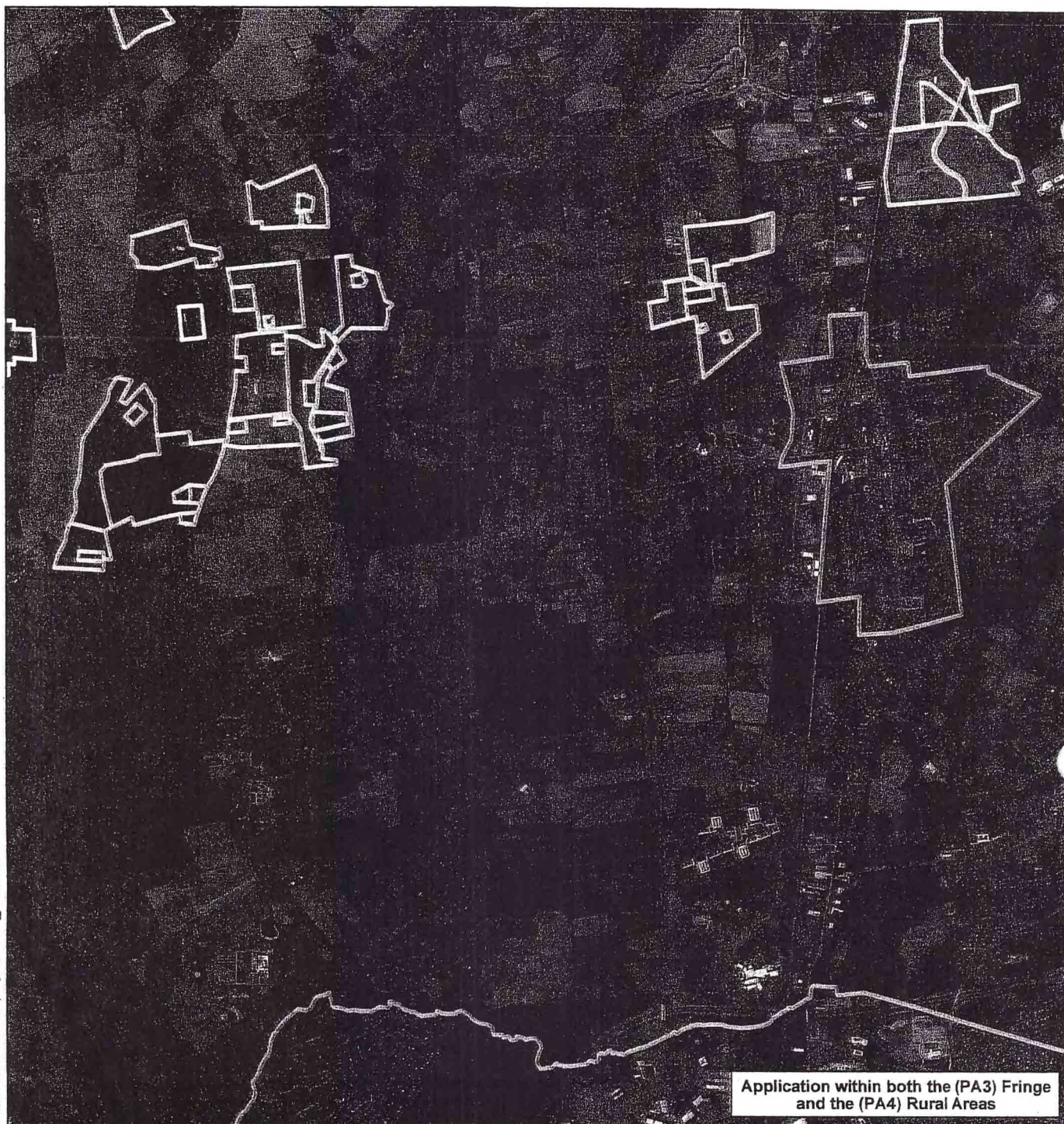
- Wetlands Legend:**
- F - Freshwater Wetlands
 - M - Marine Wetlands
 - N - Non-Wetlands
 - W - Wetland Buffer

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The user shall not rely on the 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.

Sources:
 NJDEP Freshwater Wetlands Data
 NJDEP Marine Wetlands Data
 NJDOT Road Data
 NJDOT Rail Data
 NJDOTGIS 2012 Digital Aerial Image

Preserved Farms and Active Applications within Two Miles

X:\counties\merco\project\else_2mile.mxd



Application within both the (PA3) Fringe
and the (PA4) Rural Areas

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Else Farm/Hopewell Twp
Block 92 Lot 2.011 (90.8 ac)
Gross Total = 90.8 ac
Hopewell Twp., Mercer County

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



NOTE:

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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ Pinelands Commission PDC Data
NJOT/OGIS 2012 Digital Aerial Image

August 15, 2014

Schedule B

Municipal Planning Incentive Grant
Hopewell Township, Mercer County

Farm	SADC ID#	Acres	Pay Acres	SADC				SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Easement Consideration	SADC			09 - GSPT-11 & 13 - 09 FPF		
				SADC GLA	SADC Cert	SADC FA	Closing Review					Closed	Cost Basis	Cost Share	Encumbered	Expended	Balance
Stony Brook	11-0169-PG	48.683	43.363	01/06/10	12/08/11	02/23/12		06/26/13	9,800.00	5,880.00	424,957.40	424,957.40	254,974.44	140,703.22	140,703.22	1,750,000.00	
Hopewell Twp. (Else)	11-0176-PG	92.3829	92.2488	04/15/15	12/11/14	05/28/15			10,400.00	6,240.00	959,387.52	959,387.52	575,632.51	575,632.51		1,609,296.78	
Total Pending	1	92.383		1	1	1	1	1					575,632.51			1,033,664.27	
Total Encumbered														575,632.51			
Closed/Expended	1	48.683	43.363								424,957.40	424,957.40	254,974.44	140,703.22	140,703.22		
Total																1,033,664.27	

Schedule D

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Else Farm
11- 0176-PG
PIG EP - Municipal 2007 Rule
91 Acres

Block 92	Lot 2.011	Hopewell Twp.	Mercer County		
SOILS:		Local	6% * .05	=	.30
		Other	20% * 0	=	.00
		Prime	38% * .15	=	5.70
		Statewide	36% * .1	=	3.60
					SOIL SCORE: 9.60
TILLABLE SOILS:		Cropland Harvested	56% * .15	=	8.40
		Other	2% * 0	=	.00
		Wetlands	3% * 0	=	.00
		Woodlands	39% * 0	=	.00
					TILLABLE SOILS SCORE: 8.40
FARM USE:	Hay		acres		

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2015R5(10)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

PIESGROVE TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Thomas and Gary Fitton Farm ("Owners")
Pilesgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq.
SADC ID# 17-0054-PG

May 28, 2015

WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Pilesgrove Township, Salem County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Pilesgrove Township's 2014 PIG plan annual update on May 22, 2014; and

WHEREAS, on October 8, 2014, the SADC received an individual application for the sale of a development easement from Pilesgrove Township for the Fitton Farm identified as Block 91, Lots 19 & 20, Pilesgrove Township, Salem County, totaling approximately 53 net easement acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is in Pilesgrove's Township's Commissioners Pike Project Area; and

WHEREAS, the Property has 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 corn and soybean production; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on December 15, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on March 26, 2015 the SADC certified a development easement value of \$9,700 per acre based on current zoning and environmental regulations in place as of January 2015; and

WHEREAS, the landowner has accepted the Township's offer for the certified value of \$9,700 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on April 14, 2015 the Pilesgrove Township Committee approved the application and a funding commitment for an estimated \$1,940 per acre; and

WHEREAS, the Salem County Agriculture Development Board approved the application on April 22, 2015 and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$1,940 required local match on May 6, 2015; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 53 easement acres):

	<u>Total</u>	
SADC	\$308,460	(\$5,820 per acre)
Salem County	\$102,820	(\$1,940 per acre)
PilesgroveTwp.	<u>\$102,820</u>	<u>(\$1,940per acre)</u>
Total Easement Purchase	\$514,100	(\$9,700 per acre)

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

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

WHEREAS, Pilesgrove Township is requesting \$308,460 and sufficient funds are available (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Pilesgrove Township for the purchase of a development easement

on the Property, comprising approximately 53 net easement acres, at a State cost share of \$5,820 per acre (60%), for a total grant need of approximately \$308,460 (Schedule B) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property has zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Salem County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; 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 final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

5-28-15

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

Schedule A

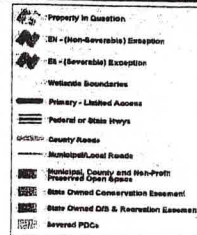
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Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Gary and Thomas Fitton
Block 91 Lots 19 (50.9 ac) & 20 (2.3 ac)
Gross Total = 53.2 ac
Pilesgrove Twp., Salem County



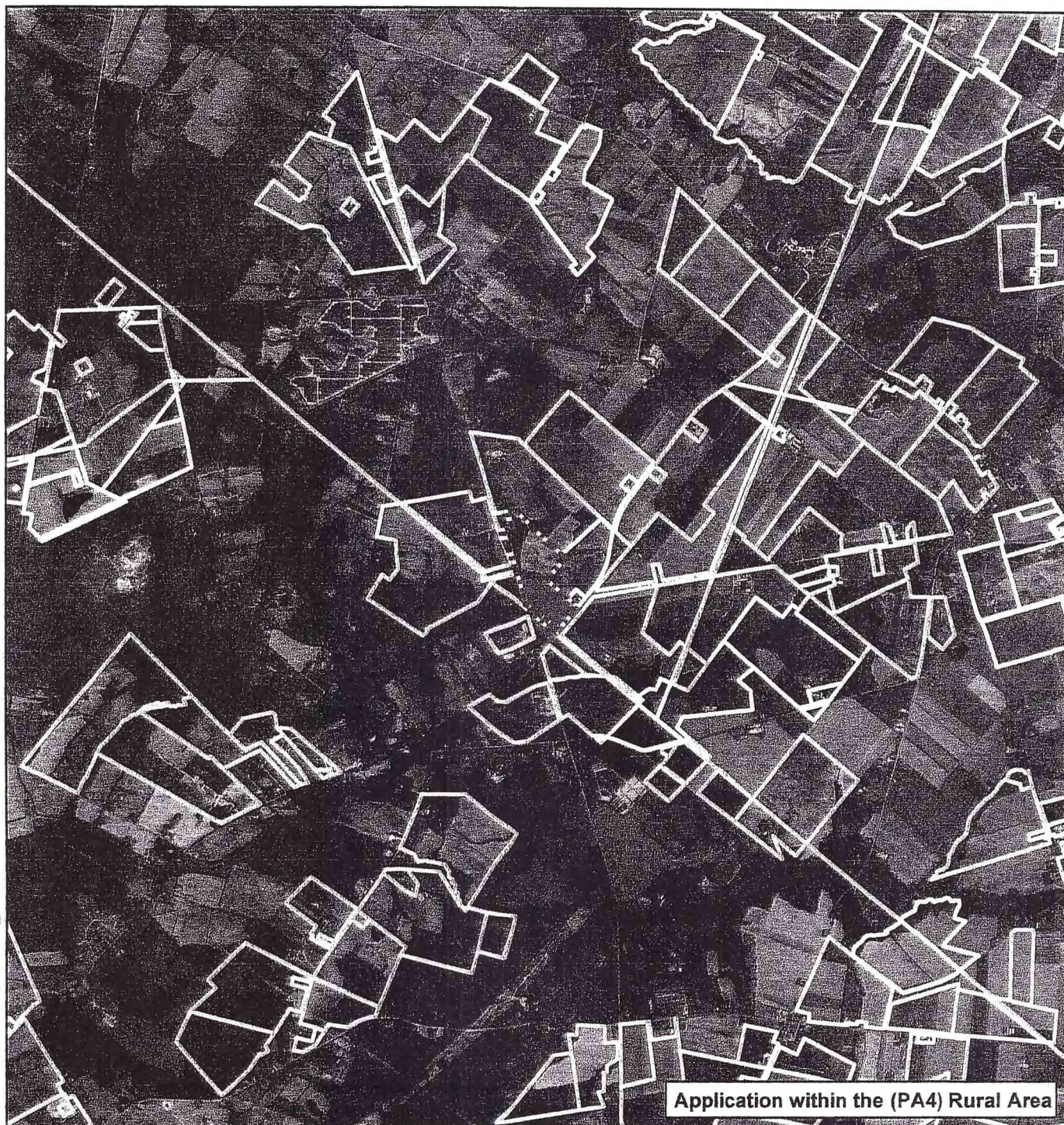
Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agrir
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

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

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJDOT Road Data
NJOT/OGIS 2012 Digital Aerial Image

November 5, 2014

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Application within the (PA4) Rural Area

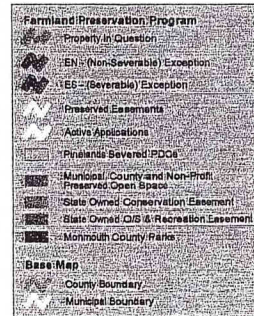
FARMLAND PRESERVATION PROGRAM **NJ State Agriculture Development Committee**

Gary and Thomas Fitton
Block 91 Lots 19 (50.9 ac) & 20 (2.3 ac)
Gross Total = 53.2 ac
Pilesgrove Twp., Salem County

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

NOTE:

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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ Pinelands Commission PDC Data
NJGIS/OGIS 2012 Digital Aerial Image

November 10, 2014

Municipal Planning Incentive Grant
Pilesgrove Township, Salem County

Farm	SADC ID#	Acres	Pay Acres	SADC		Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	Easement Consideration	SADC		SADC		
				Per Acre	Per Acre					LOCAL	Share	Encumbered	Expended	Balance
Williams Lot 1	17-0094-PG	29.719	29.719	9,800.00	9,800.00	5,880.00	60.00%	291,246.20	116,498.48	174,747.72	148,081.60	148,081.60	1,750,000.00	1,601,918.40
Lippincott	17-0092-PG	152.834	152.834	8,200.00	8,200.00	5,000.00	60.98%	1,253,238.80	489,068.80	764,170.00	609,700.68	609,700.68	992,217.72	596,533.62
Robbins	17-0126-PG	72.870	72.870	9,050.00	9,050.00	5,430.00	60.00%	659,473.50		395,684.10	13,607.00	13,607.00	582,926.62	573,799.12
Lippincott Ancillary														
Williams Ancillary														
Filton	17-0054-PG	53.000	53.000	9,700.00	9,700.00	5,820.00	60.00%	514,100.00		308,460.00	308,460.00	308,460.00	265,339.12	64,459.12
Peters	17-0143-PG	36.000	36.000	9,300.00	9,300.00	5,580.00	60.00%	334,800.00		200,880.00	200,880.00	200,880.00		
Total Pending	4	196.870								509,340.00				
Total Encumbered	1	72.870								905,024.10				
Closed/Expended	2	182.553	182.553						1,544,485.00	605,567.28	1,357,336.32	780,516.78		
Total														64,459.12

Sch. 98

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase
May 28, 2015

Thomas & Gary Fitton
17- 0054-PG
PIG EP - Municipal 2007 Rule
53 Acres

Block 91	Lot 19	Pilesgrove Twp.	Salem County
Block 91	Lot 20	Pilesgrove Twp.	Salem County

SOILS:	Prime	70% *	.15	=	10.50
	Statewide	30% *	.1	=	3.00
				SOIL SCORE:	13.50
TILLABLE SOILS:	Cropland Harvested	79% *	.15	=	11.85
	Wetlands	2% *	0	=	.00
	Woodlands	19% *	0	=	.00
				TILLABLE SOILS SCORE:	11.85
FARM USE:	Corn-Cash Grain				42 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2015R5(11)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

PILESGROVE TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Ruth A. Peters Farm ("Owner")

Pilesgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq.

SADC ID# 17-0054-PG

May 28, 2015

WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Pilesgrove Township, Salem County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Pilesgrove Township's 2014 PIG plan annual update on May 22, 2014; and

WHEREAS, on October 29, 2014, the SADC received an individual application for the sale of a development easement from Pilesgrove Township for the Peters Farm identified as Block 91, Lots 19.01 Pilesgrove Township, Salem County, totaling approximately 36 net easement acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is in Pilesgrove's Township's Commissioners Pike Project Area; and

WHEREAS, the Property includes a 2-acre non-severable exception limited to one (1) single family residential unit; and

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

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

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on December 15, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on March 26, 2015 the SADC certified a development easement value of \$9,300 per acre based on current zoning and environmental regulations in place as of January 2015; and

WHEREAS, the landowner has accepted the Township's offer for the certified value of \$9,300 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on May 12, 2015 the Pilesgrove Township Committee approved the application and a funding commitment for an estimated \$1,860 per acre; and

WHEREAS, the Salem County Agriculture Development Board approved the application on May 27, 2015 and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$1,860 required local match on May 6, 2015; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 36 net easement acres):

	<u>Total</u>	
SADC	\$200,880	(\$5,580 per acre)
Salem County	\$ 66,960	(\$1,860 per acre)
PilesgroveTwp.	\$ 66,960	(\$1,860per acre)
Total Easement Purchase	\$334,800	(\$9,300 per acre)

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

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

WHEREAS, Pilesgrove Township is requesting \$200,880 and sufficient funds are available (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Pilesgrove Township for the purchase of a development easement on the Property, comprising approximately 36 net easement acres, at a State cost share of \$5,580 per acre (60%), for a total grant need of approximately \$200,880 (Schedule B) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes a 2-acre non-severable exception limited to one (1) single family residential unit; and

BE IT FURTHER RESOLVED, the Property has zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses outside the exception area; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Salem County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; 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 final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

5-28-15

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

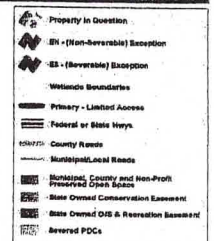
Schedule A

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ruth Peters
Block 91 Lots P/O 19.01 (35.7 ac)
& P/O 19.01-EN (non-severable exception - 2.0 ac)
Gross Total = 37.7 ac
Pilesgrove Twp., Salem County



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

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

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJDOT Road Data
NJOT/OGIS 2012 Digital Aerial Image

December 3, 2014

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ruth Peters
Block 91 Lots P/O 19.01 (35.7 ac)
& P/O 19.01-EN (non-severable exception - 2.0 ac)
Gross Total = 37.7 ac
Pilesgrove Twp., Salem County



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

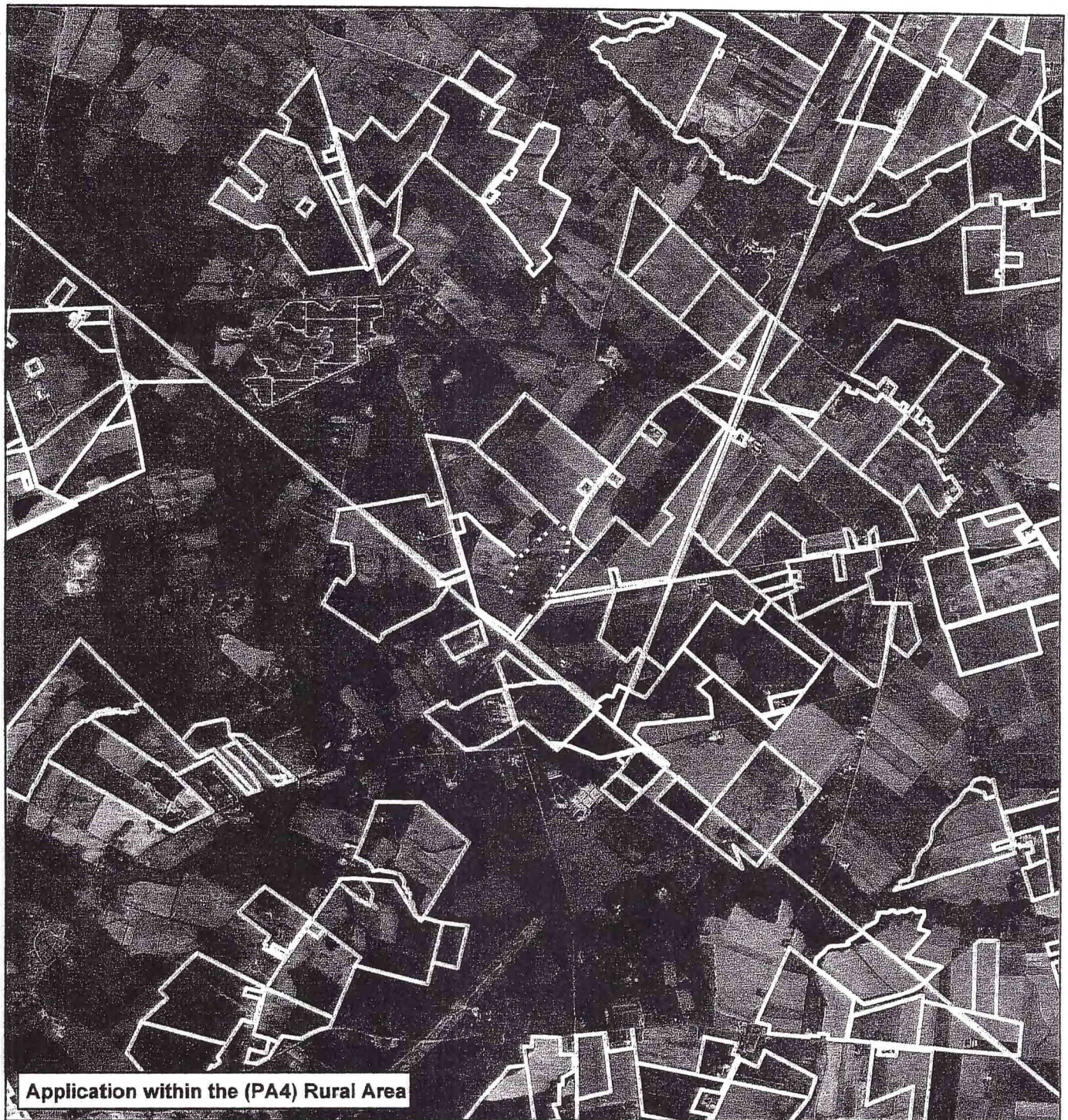
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Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJDOT Road Data
NJOT/OGIS 2012 Digital Aerial Image

December 3, 2014

Preserved Farms and Active Applications Within Two Miles

X:\counties\sabco\projects\peters_122014_2mile.mxd



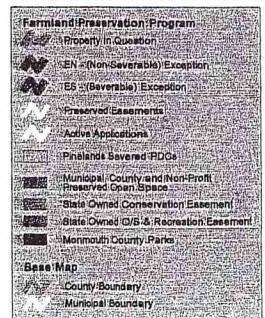
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ruth Peters
Block 91 Lots P/O 19.01 (35.7 ac)
& P/O 19.01-EN (non-severable exception - 2.0 ac)
Gross Total = 37.7 ac
Pilesgrove Twp., Salem County

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

NOTE:

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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ Pinelands Commission PDC Data
NJOTIS 2012 Digital Aerial Image

December 3, 2014

**Municipal Planning Incentive Grant
Pilesgrove Township, Salem County**

Schedule B

Farm	SADC ID#	Acres	Pay Acres	SADC		Negotiated & Approved Per Acre	SADC Grant		Grant%	Easement		SADC		SADC		
				Per Acre	Per Acre	Per Acre	Per Acre	Per Acre		Consideration	LOCAL	Share	Cost	Encumbered	Expended	Balance
Williams Lot 1	17-0094-PG	29.719	29.719	9,800.00	9,800.00	5,880.00	60.00%	291,246.20	116,498.48	174,747.72	609,700.68	148,081.60	148,081.60	1,750,000.00	1,601,918.40	
Lippincott	17-0092-PG	152.834	152.834	8,200.00	8,200.00	5,000.00	60.98%	1,253,238.80	489,068.80	764,170.00	609,700.68	609,700.68	609,700.68	992,217.72	596,533.62	
Robbins	17-0126-PG	72.870	72.870	9,050.00	9,050.00	5,430.00	60.00%	659,473.50		395,684.10	395,684.10	395,684.10	395,684.10	582,926.62	13,607.00	
Lippincott Ancillary										13,607.00				573,799.12	9,127.50	
Williams Ancillary										9,127.50				500,000.00		
Fitton	17-0054-PG	53.000	53.000	9,700.00	9,700.00	5,820.00	60.00%	514,100.00		308,460.00	73,799.12	234,660.88	234,660.88	265,339.12		
Peters	17-0143-PG	36.000	36.000	9,300.00	9,300.00	5,580.00	60.00%	334,800.00		200,880.00	200,880.00	200,880.00	200,880.00	64,459.12		
Total Pending	4	196.870	196.870							509,340.00						
Total Encumbered	1	72.870	72.870					659,473.50	0.00	1,357,336.32	905,024.10					
Closed/Expended	2	182.553	182.553					1,544,485.00	605,567.28	961,652.22				780,516.78		
Total																64,459.12

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase
May 28, 2015

Ruth A. Peters
17- 0143-PG
PIG EP - Municipal 2007 Rule
36 Acres

Block 91	Lot 19.01	Pilesgrove Twp.	Salem County			
SOILS:		Prime	57% *	.15	=	8.55
		Statewide	43% *	.1	=	4.30
					SOIL SCORE:	12.85
TILLABLE SOILS:		Cropland Harvested	87% *	.15	=	13.05
		Wetlands	1% *	0	=	.00
		Woodlands	12% *	0	=	.00
					TILLABLE SOILS SCORE:	13.05
FARM USE:	Hay			31 acres		

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st two (2) acres for Single family residence
 - Exception is not to be severed from Premises
 - Exception is to be limited to one existing single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2015R5(12)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
SALEM COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Herbert & Rowena Eckert ("Owners")
Elsinboro Township, Salem County

N.J.A.C. 2:76-17 et seq.
SADC ID# 17-0124-PG

May 28, 2015

WHEREAS, on December 15, 2007 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Salem County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Salem County received SADC approval of its FY2015 PIG Plan application annual update on May 22, 2014; and

WHEREAS, on July 1, 2014 the SADC received an application for the sale of a development easement from Salem County for the subject farm identified as Block 28, Lots 20, 24 and 24.02 and Block 29, Lots 2, 2.02 Elsinore Township, Salem County, totaling approximately 44.43 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Salem County's Project Area #3; and

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

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

WHEREAS, the Owner(s) has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, Division of Premises (non-contiguous parcels) and Non-agricultural uses; and

WHEREAS, the Property has a quality score of 64.28 which exceeds 46, which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 7, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 22, 2015 the SADC certified a development easement value of \$2,100 per acre based on zoning and environmental regulations in place as of the current valuation date 10/2/14; and

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

WHEREAS, on April 1, 2015 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on April 6, 2015 the Elsinboro Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 25, 2015 the Salem CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 1, 2015 the Board of Chosen Freeholders of the County of Salem passed a resolution granting final approval and a commitment of funding for \$ 530 per acre per acre to cover the entire local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 45.76 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 45.76 acres); and

SADC	\$71,843.20	(\$1,570/ acre)
Salem County	\$24,252.50	(\$530/ acre)
Total Easement Purchase	\$96,096.00	(\$2,100/ acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Salem County Agriculture Development Board is requesting \$ 71,843.20 from its base grant appropriated for Salem County and sufficient funds are available (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Salem County for the purchase of a development easement on the Property, comprising approximately 45.76 acres, at a State cost share of \$ 1,570.00 per acre, (74.76% of purchase price), for a total grant need of \$71,843.20 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property has (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; and

BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

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

5 - 28 - 15

Date



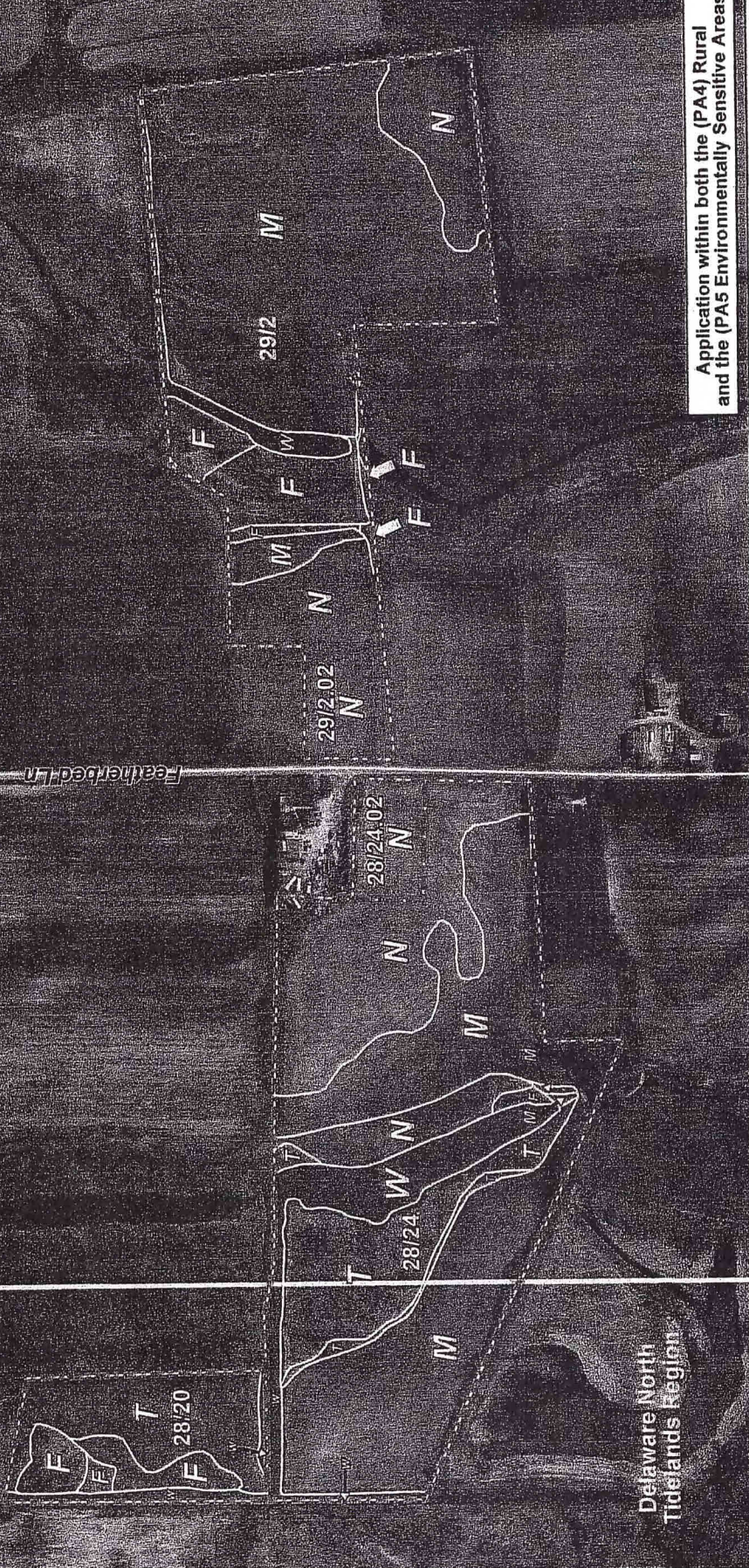
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

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Delaware North Tidelands Region



Application within both the (PA4) Rural
and the (PA5) Environmentally Sensitive Areas

- Property in Question
- ES - (Non-Severable) Exception
- ES - (Severable) Exception
- Wetlands Boundaries
- Primacy - Limited Access
- Federal or State Hwy
- County Roads
- Municipal/Local Roads
- Tidelands Boundary
- Municipal, County and Non-Profit
- State Owned Conservation Easement
- State Owned O&B & Recreation Easement

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

Sources:
NJDEP Freshwater Wetlands Data
NJDEP Marine Wetlands Data
NJDEP Tidal Wetlands Data
NJDEP Digital Aerial Image
NJGIS 2012 Digital Aerial Image
July 8, 2013

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Herbert and Rowena Eckert
Block 28 Lots 20 (4.6 ac); 24 (23.7 ac) & 24.02 (1.2 ac)
Block 29 Lots 2 (20.3 ac); & 2.02 (1.1 ac)
Gross Total = 50.9 ac
Elsinboro Twp., Salem County

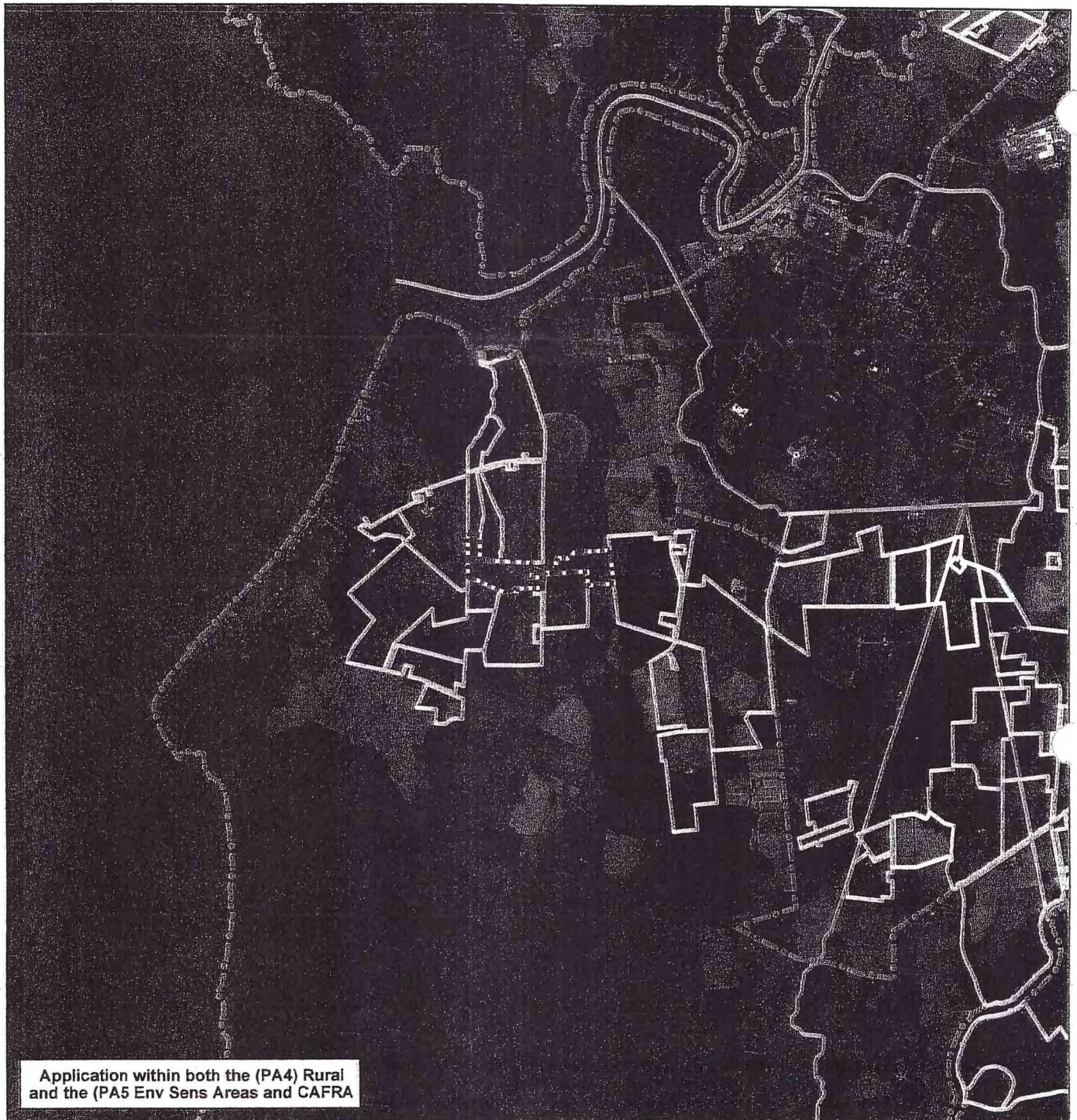


TIDELANDS DISCLAIMER:
This map was prepared on this map were derived from the NJDEP's CD ROM series 1, volume 4, "Tidelands Claims Maps".
These linear features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau
of Tidelands Management can perform an official determination of Tidelands/Non-Tidelands 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 are not intended to be used
primarily for planning purposes. These linear features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau
of Tidelands Management can perform an official determination of Tidelands/Non-Tidelands claims. This map was prepared by a
Professional Land Surveyor.

Preserved Farms and Active Applications Within Two Miles

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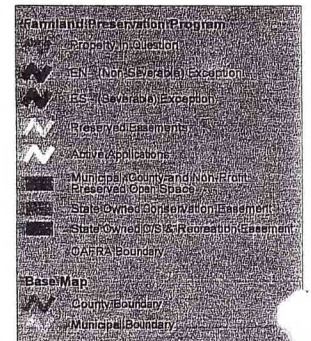
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Herbert and Rowena Eckert
Block 28 Lots 20 (4.6 ac); 24 (23.7 ac) & 24.02 (1.2 ac)
Block 29 Lots 2 (20.3 ac); & 2.02 (1.1 ac)
Gross Total = 50.9 ac
Elsinboro Twp., Salem County

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

NOTE:

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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

July 2, 2014

2000

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase
May 28, 2015

Eckert, Herbert & Rowena
17- 0124-PG
County PIG Program
51 Acres

Block 28	Lot 20	Elsinboro Twp.	Salem County
Block 28	Lot 24	Elsinboro Twp.	Salem County
Block 29	Lot 2	Elsinboro Twp.	Salem County
Block 28	Lot 24.02	Elsinboro Twp.	Salem County
Block 29	Lot 2.02	Elsinboro Twp.	Salem County

SOILS:	Prime	33% *	.15	=	4.95
	Unique .125	30% *	.125	=	3.75
	Unique zero	37% *	0	=	.00
SOIL SCORE:					8.70

TILLABLE SOILS:	Cropland Harvested	66% *	.15	=	9.90
	Other	20% *	0	=	.00
	Wetlands	8% *	0	=	.00
	Woodlands	6% *	0	=	.00
TILLABLE SOILS SCORE:					9.90

FARM USE:	Cash Grain NEC	31 acres
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In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2015R5(13)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
SALEM COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Alice Fogg, Harriet Harris, Mary Allen ("Owners")
Quinton Township, Salem County

N.J.A.C. 2:76-17 et seq.
SADC ID# 17-0135-PG

May 28, 2015

WHEREAS, on December 15, 2007 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Salem County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Salem County received SADC approval of its FY2015 PIG Plan application annual update on May 22, 2014; and

WHEREAS, on June 19, 2014 the SADC received an application for the sale of a development easement from Salem County for the subject farm identified as Block 3, Lot 42.02, Quinton Township, Salem County, totaling approximately 34 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Salem County's Project Area #3; and

WHEREAS, the Property includes a 3-acre non-severable exception area restricted to one single family residential unit; and

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

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

WHEREAS, the Owner(s) has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a quality score of 65.48 which exceeds 46, which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on July 30, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on December 11, 2014 the SADC certified a development easement value of \$3,500 per acre based on zoning and environmental regulations in place as of the current valuation date 10/1/14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,500 per acre for the development easement for the Property; and

WHEREAS, on April 1, 2015 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on April 7, 2015 the Quinton Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 25, 2015 the Salem CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 1, 2015 the Board of Chosen Freeholders of the County of Salem passed a resolution granting final approval and a commitment of funding for \$2,500 per acre per acre to cover the entire local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 35.02 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated, cost share breakdown is as follows (based on 35.02 acres); and

SADC	\$ 87,550.00	(\$ 2,500/acre)
Salem County	\$ 35,020.00	(\$1,000/acre)
Total Easement Purchase	\$122,570.00	(\$3,500/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Salem County Agriculture Development Board is requesting \$ 87,550 from its base grant appropriated for Salem County and sufficient funds are available (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Salem County for the purchase of a development easement on the Property, comprising approximately 35.02 acres, at a State cost share of \$ 2,500 per acre, (71.43% of purchase price), for a total grant need of \$87,550 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property has (1) one, 3 acre non-severable exception area limited to one single family residential unit; and

BE IT FURTHER RESOLVED, the Property has zero (0) housing opportunities, zero (0) agricultural labor units, no pre-existing non-agricultural uses on the area to preserved; and

BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

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

5-28-15

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

Schedule A



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Application within the (PA4) Rural Area

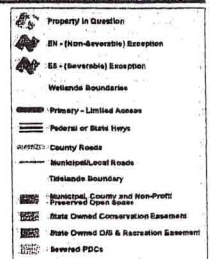
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Alice Fogg, Harriet Harris and Mary Allen
Block 3 Lots P/O 42.02 (35.9 ac)
& P/O 42.02-EN (non-severable exception - 3.0 ac)
Gross Total = 38.9 ac
Quinton Twp., Salem County



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

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



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

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJDOT Road Data
NJOTISGIS 2012 Digital Aerial Image

June 30, 2014

Preserved Farms and Active Applications Within Two Miles

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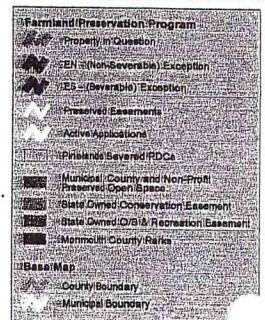


Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Alice Fogg, Harriet Harris and Mary Allen
Block 3 Lots P/O 42.02 (35.9 ac)
& P/O 42.02-EN (non-severable exception - 3.0 ac)
Gross Total = 38.9 ac
Quinton Twp., Salem County

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



NOTE:

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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ Pinelands Commission PDC Data
NJOT/OGIS 2012 Digital Aerial Image

June 30, 2014

Farm	Municipality	App Acres	Plus 3 Percent Acres	Preserve Acres	Pay Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Easement Consideration	SADC Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered at Final	Voucher	Expend	BASE GRANT		
																FY11	FY13	Total
																1,500,000	500,000	2,000,000
Greco	Pittsgrove	316,000	325,480	313,431	313,321	5,100.00	5,100.00	3,450.00	1,597,937.10	1,080,957.45			505,566.03	463,617.48				
									Balance - \$617,339.97 paid with FY09 (2007) base grant funds									
Prestige World Wide	Alloway	53,000	54,590	51,353	51,3172	7,100.00	7,100.00	4,450.00	364,352.12	228,361.54			242,925.50	228,361.54	228,361.54			
Dunham	Mannington	38,000	39,140	38,483	38,145	5,700.00	5,700.00	3,750.00	217,425.50	143,043.75			146,775.00	143,043.75	143,043.75			
Mahoney	Mannington	29,000	29,870	28,822	28,691	5,300.00	5,300.00	3,650.00	152,062.30	101,853.05			106,038.50	101,853.05	101,853.05			
Moore	Mannington	145,000	149,350	149,746	149,746	5,050.00	5,050.00	3,425.00	755,217.30	512,880.05	498,292.54	254,955.29	511,523.75	257,924.76	257,924.76			
Dubois Props., LLC	Pittsgrove	30,000	30,900			7,900.00	7,900.00	4,850.00	244,110.00	149,865.00			149,865.00					
Brown	Upper Pittsgrove	58,000	59,740			5,350.00	5,350.00	3,575.00	319,609.00	213,570.50			113,385.87					
Fogg, Harris, Allen	Quinton	34,000	35,020			3,500.00	3,500.00	2,500.00	122,570.00	87,550.00			100,184.63					
Eckert	Elsinboro	44,430	45,760			2,100.00	2,100.00	1,570.00	95,095.00	71,843.20			87,550.00					
Pending Final Approval	Quinton	49,000	50,470			3,500.00	3,500.00	2,500.00	176,645.00	126,175.00			71,843.20					
Harris																		
Total pending	4									126,175.00			Encumbered		Expend			
Encumbered/Expended FY11													768,816.90		731,183.10			0.00
Encumbered/Expended FY13													217,629.28		0.00			282,370.72
Total	10	796.43	820.32	581.84	581.22				3,651,714.32	2,430,531.34			986,446.18		731,183.10			282,370.72
Reprogram Out																		

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase
May 28, 2015

Alice Fogg, Harriet Harris, & Mary Allen
17- 0135-PG
County PIG Program
36 Acres

Block 3	Lot 42.02	Quinton Twp.	Salem County	
SOILS:		Other	2% * 0	= .00
		Prime	88% * .15	= 13.20
		Statewide	10% * .1	= 1.00
			SOIL SCORE:	14.20
TILLABLE SOILS:		Cropland Harvested	95% * .15	= 14.25
		Wetlands	1% * 0	= .00
		Woodlands	4% * 0	= .00
			TILLABLE SOILS SCORE:	14.25
FARM USE:	Corn-Cash Grain		34 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st three (3) acres for future dwelling
 - Exception is not to be severed from Premises
 - Exception is to be limited to one future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2015R5(14)

Final Approval and Authorization to Execute Closing Documents
Authorization to Contract for Professional Services
SADC Easement Purchase

On the Property of
Estate of John J. Milo ("Owner(s)")

May 28, 2015

Subject Property: Estate of John J. Milo
Block 44, Lot 20, Bethlehem Township, Hunterdon County
SADC ID#: 10-0224-DE
Approximately 119.5 *Net* Easement Acres

WHEREAS, on June 5, 2014, the State Agriculture Development Committee ("SADC") received a development easement sale application from the Estate of John J. Milo, hereinafter "Owner(s)," identified as Block 44, Lot 20, Bethlehem Township, Hunterdon County, hereinafter "Property," totaling approximately 119.5 net easement 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, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Hunterdon County (minimum acreage of 46 and minimum quality score of 57) because it is 119.5 acres and has a quality score of 69.35; and

WHEREAS, the Property includes a 6.5-acre non-severable exception area limited to the existing residential units:

- 1 duplex (can be replaced with duplex or single family residential unit)
- 1 +/- 1,400 square foot Cottage (can be replaced with a residential structure not exceeding 1,500 square of heated living space)
- 2nd floor +/- 650 square foot studio apartment (can be replaced with another studio apartment not exceeding 1,000 square feet of heated living space and cannot be replaced with another type of residential unit).
- the 2-unit apartment building may be replaced by another apartment building, of no more than 2-units, or may be replaced by another type of residential unit with no greater than 2,500 square feet of heated living space; and

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

WHEREAS, at the time of application, the Property was devoted to corn and hay production; and

WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, on February 26, 2015 the SADC certified the development easement value of the Property at \$4,400 per acre based on January 1, 2004 zoning and environmental conditions and \$1,700 per acre based on current zoning and environmental conditions as of January 2015; and

WHEREAS, the Owner accepted the SADC's offer to purchase the development easement on the Property for \$4,400 per acre; and

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

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

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the Property, for its acquisition of the development easement at a value of \$4,400 per acre for a total of approximately \$525,800 subject to the conditions contained in (Schedule B); and

BE IT FURTHER RESOLVED, the Property includes a 6.5-acre non-severable exception area limited to the existing residential units: 1 duplex (can be replaced with duplex or single family residential unit), 1 +/- 1,400 square foot Cottage (can be replaced with a residential structure not exceeding 1,500 square feet of heated living space), 2nd floor +/- 650 square foot studio apartment (can be replaced with another studio apartment not exceeding 1,000 square feet of heated living space and cannot be replaced with another type of residential unit) and the 2-unit apartment building may be replaced by another apartment building, of no more than 2-units, or may be replaced by another type of residential unit with no greater than 2,500 square feet of heated living space; and

BE IT FURTHER RESOLVED, the Property has zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses outside of the exception area(s); and

BE IT FURTHER RESOLVED, that the SADC's purchase price shall be based on the final surveyed acreage of the Property adjusted for proposed road rights of way, other rights of way or easements as determined by the SADC, tidelands claim and streams or water bodies on the boundaries of the Property as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, that contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; and

BE IT FURTHER RESOLVED, the SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement, including but not limited to a survey and title search and to execute all necessary documents required to acquire the development easement on the Property; 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 this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5-28-15

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

Schedule A

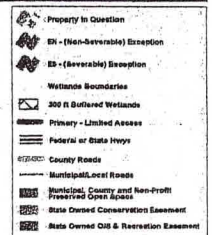


Application within the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

John J. Milo Estate
Block 44 Lots P/O 20 (119.4 ac);
P/O 20-EN (non-severable exception - 6.5 ac
Gross Total = 125.9 ac
Bethlehem Twp., Hunterdon County

500 250 0 500 1,000 Feet



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

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.

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJDOT Road Data
NJOTIS 2012 Digital Aerial Image

May 6, 2015

Preserved Farms and Active Applications Within Two Miles

X:\counties\hunco\projects\milo_estate_2mile3.mxd



Application within the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

John J. Milo Estate
Block 44 Lots P/O 20 (119.4 ac);
P/O 20-EN (non-severable exception - 6.5 ac
Gross Total = 125.9 ac
Bethlehem Twp., Hunterdon County

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

NOTE:

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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ Pinelands Commission PDC Data
NJOT/OGIS 2012 Digital Aerial Image

May 6, 2015

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase
September 26, 2002

Estate of John J. Milo
State Acquisition
Easement Purchase - SADC
119 Acres

Block 44	Lot 20	Bethlehem Twp.	Hunterdon County
Block 44	Lot 20.02	Bethlehem Twp.	Hunterdon County
SOILS:			
	Other	34% * 0	= .00
	Prime	26% * .15	= 3.90
	Statewide	40% * .1	= 4.00
			SOIL SCORE: 7.90
TILLABLE SOILS:			
	Cropland Harvested	43% * .15	= 6.45
	Other	1% * 0	= .00
	Woodlands	56% * 0	= .00
			TILLABLE SOILS SCORE: 6.45
FARM USE:			
	Corn-Cash Grain	14 acres	
	Hay	35 acres	

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (6.5) acres for Exisiting buildings, septic field and well
Exception is not to be severable from Premises
 - c. Additional Restrictions:

The exception area will be subject to the following residential restrictions:

 - * 1 duplex (can be replaced with duplex or single family residential unit)
 - * Cottage with 2nd floor studio apartment (cannot be replaced with another type of residential unit)
 - * the 2-unit apartment building may be replaced by another apartment building, of no more than 2-units, or may be replaced by another type of residential unit with no greater than 2,500 square feet of heated living space
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:

No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2015R5(15)

Final Approval and Authorization to Execute Closing Documents
Authorization to Contract for Professional Services
SADC Easement Purchase

On the Property of
Coombs Properties, LLC ("Owner")
a.k.a. Cruzan Farm

May 28, 2015

Subject Property: Coombs Properties, LLC ("Owner")
Block 2, Lot 2, Stow Creek Township, Cumberland County
SADC ID#: 06-0076-DE
Approximately 90 Easement Acres

WHEREAS, on June 11, 2014, the State Agriculture Development Committee ("SADC") received a development easement sale application from Coombs Properties, LLC, hereinafter "Owner," identified as Block 2, Lot 2, Stow Creek Township, Cumberland County, hereinafter "Property," totaling approximately 90 easement 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, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Cumberland County (minimum acreage of 84 and minimum quality score of 55) because it is 90 acres and has a quality score of 67.12; and

WHEREAS, the Property has 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 devoted to corn production; and

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

WHEREAS, on April 24, 2015 the SADC certified the development easement value of the Property at \$5,400 per acre based on current zoning and environmental conditions as of December 2014; and

WHEREAS, the Owner accepted the SADC's offer to purchase the development easement on the Property for \$5,400 per acre; and

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

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

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the Property, for its acquisition of the development easement at a value of \$5,400 per acre for a total of approximately \$486,000 subject to the conditions contained in (Schedule B); and

BE IT FURTHER RESOLVED, the Property has zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

BE IT FURTHER RESOLVED, that the SADC's purchase price shall be based on the final surveyed acreage of the Property adjusted for proposed road rights of way, other rights of way or easements as determined by the SADC, tidelands claim and streams or water bodies on the boundaries of the Property as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, that contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; and

BE IT FURTHER RESOLVED, the SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement, including but not limited to a survey and title search and to execute all necessary documents required to acquire the development easement on the Property; 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 this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5-28-15

Date

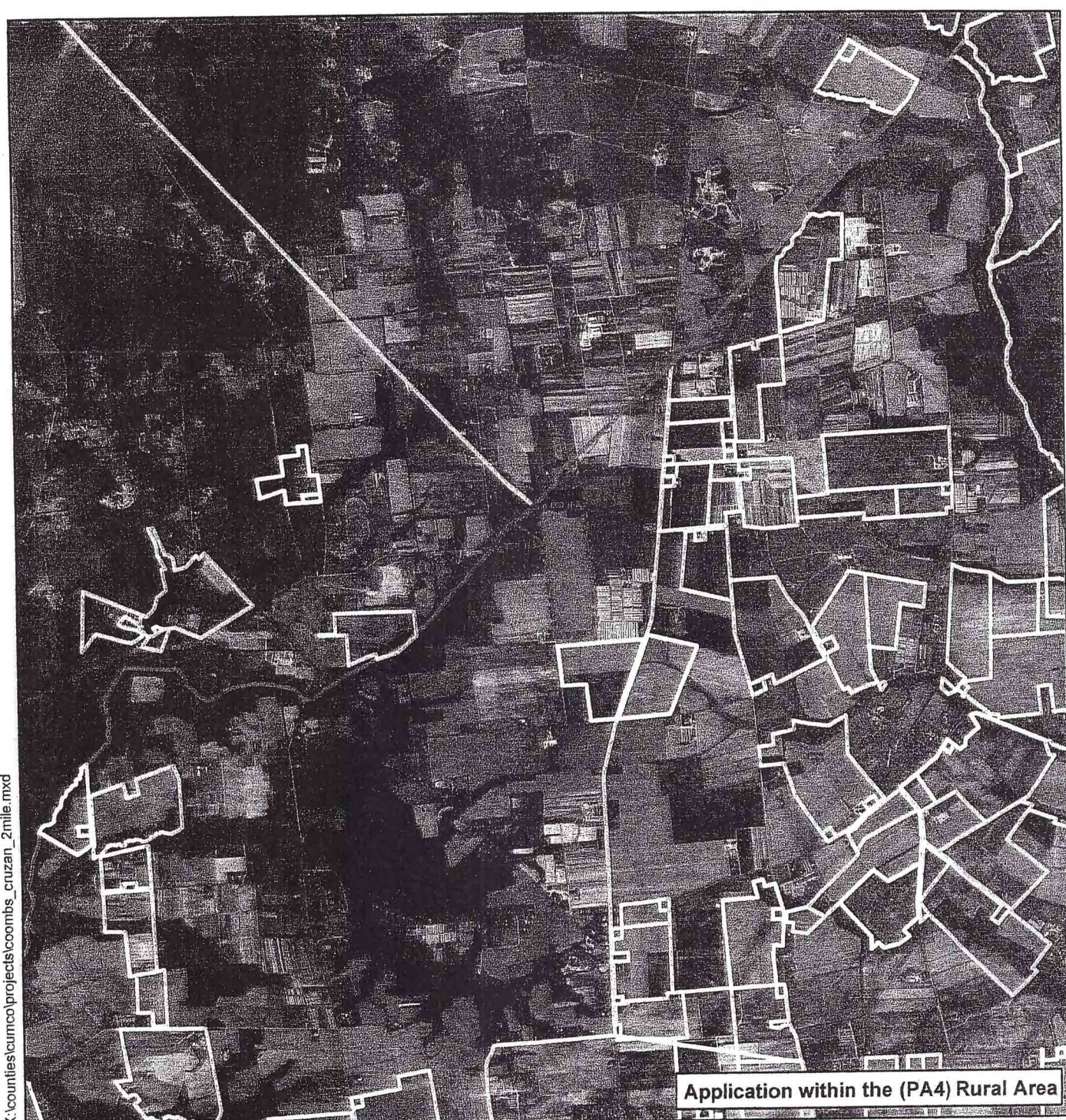


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

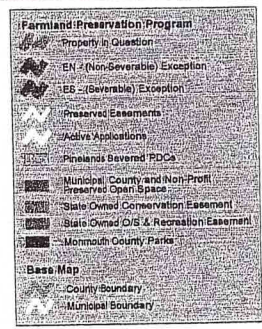
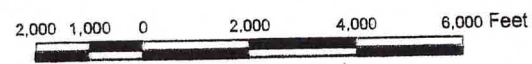
Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

X:\counties\cumco\projects\coombs_cruzan_2mile.mxd



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Coombs Properties, LLC/Cruzan Farm
 Block 2 Lot 2 (89.5 ac)
 Gross Total = 89.5 ac
 Stow Creek Twp., Cumberland County



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

Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJ Pinelands Commission PDC Data
 NJOT/OGIS 2012 Digital Aerial Image

June 30, 2014

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase
May 28, 2015

Coombs Properties, LLC (Cruzan)
State Acquisition
Easement Purchase - SADC
90 Acres

Block 2	Lot 2	Stow Creek Twp.	Cumberland County
SOILS:		Prime	92% * .15 = 13.80
		Unique zero	8% * 0 = .00
			SOIL SCORE: 13.80
TILLABLE SOILS:		Cropland Harvested	82% * .15 = 12.30
		Wetlands	4% * 0 = .00
		Woodlands	14% * 0 = .00
			TILLABLE SOILS SCORE: 12.30
FARM USE:	Corn-Cash Grain		74 acres

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2015R5(16)

Final Approval and Authorization to
Execute Deed of Easement, Project Agreement, and Closing Documents
Montgomery Friends of Open Space – Firmenich Farm (formerly Elizabeth Webster farm)
FY2011 Non Profit Round – SADC #18-0007 NP

May 28, 2015

WHEREAS, on December 20, 2010 the State Agriculture Development Committee (“SADC”), received a non-profit cost share grant application from Montgomery Friends of Open Space (“MFOS”) for the Elizabeth Webster farm identified as Block 33001, Lots 22 and 22.01, Montgomery Township, Somerset County, totaling 29.451 net acres, hereinafter referred to as “Property” (Schedule A); and

WHEREAS, on April 28, 2011 the SADC granted preliminary approval by Resolution #FY2011R4(7) to the MFOS application and appropriated \$500,000 for the acquisition of development easement on Webster farm; and

WHEREAS, at the time of application the Property had one (1) single family residence, zero (0) agricultural labor housing and no pre-existing non-agricultural uses and no exceptions; and

WHEREAS, on January 19, 2013 MFOS the SADC was advised that Elizabeth Webster had sold the property to Johan and Emily Firmenich; and

WHEREAS, Johan and Emily Firmenich (“landowner”) wished to continue with the farmland preservation application if they were able to revise the application; and

WHEREAS, MFOS requested an amendment to the application and on May 22, 2014 the SADC granted Amended Preliminary Approval by Resolution #FY2014R5(5) to the MFOS/Webster application for the purpose of recognizing a new landowner and the following application changes (Schedule B):

- the application now includes a 7.4- acre severable exception surrounding the existing single family residential unit, two apartments and other outbuildings;
- the application also includes a 2-acre non-severable exception limited to one future single family residential unit with a house size limit of 2,500 square feet of heated living space;
- access to the 2 acre non-severable exception shall be via an existing farm lane running along the northern edge of the property as shown on (Schedule A); and

- the Property now has zero (0) housing opportunities, zero (0) agricultural labor unit, no non-agricultural uses outside the area in the exceptions; and

WHEREAS, the Amended Preliminary Approval by Resolution #FY2014R5(5) also recognized that a future Transco gas line was being considered however the exact location and size had not been determined; and

WHEREAS, the Amended Preliminary Approval stated that the SADC would not provide a cost share until that area was defined by and reserved by a recorded easement, an exception area, or, determined confirmed not to be needed; and

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

WHEREAS, the Property has a quality score of 59.76 which is greater than 70% of the County average quality score of 46 as determined by the Committee on July 25, 2013; and

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

WHEREAS, the landowners have read and signed the SADC Guidance Documents regarding Exceptions, Division of Premises and Non-agricultural uses; and

WHEREAS, on December 11, 2014 the SADC certified the easement value of the Property to be \$16,500 per acre based on current zoning and environmental regulations (as of June 19, 2014); and

WHEREAS, the appraisers where aware of the proposed Transco gas line, provided with the general location to consider in their easement value recommendations; and

WHEREAS, the SADC advised MFOS of the certified easement value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of MFOS's eligible costs and subject to available funds from the \$500,000 appropriated in the 2011 Nonprofit round; and

WHEREAS, on January 12, 2015 the Somerset County Agriculture Development Board (CADB) passed a resolution in support of the preservation of the Firmenich farm and recommended County financial support in the amount of \$125,000 with the understanding that the farmland preservation easement will be assigned to Somerset County; and

WHEREAS, on January 29, 2015 the Somerset County Board of Chosen Freeholders approved a financial contribution of \$125,000 towards the acquisition of the Firmenich farmland preservation easement with the understanding that the easement will be assigned to Somerset County; and

WHEREAS, on February 5, 2015 the Township of Montgomery by Resolution #15-2-53 supports the preservation of the Firmenich farm and agreed to provide \$125,000 towards the cost of the easement; and

WHEREAS, N.J.A.C. 2:76-16.1(a)3.iii allows for the conveyance of the development easement to the Federal government, the State, a local unit of government, or another qualifying tax exempt nonprofit organization for farmland preservation purposes; and

WHEREAS, the landowner agreed to accept the certified value of \$16,500 per acre for the sale of their development rights and as a result, on May 7, 2015, the MFOS approved the acceptance of the 50% cost share of \$8,250 per acre from the SADC; and

WHEREAS, the anticipated cost share participation for the project will be as follows based on 29.451 acres:

Montgomery Twp. Grant	\$121,485.37	\$4,125/acre (25% of \$16,500)
Somerset County Grant	\$121,485.38	\$4,125/acre (25% of \$16,500)
SADC Nonprofit Grant Funds	<u>\$242,970.75</u>	<u>\$8,250/acre (50% of \$16,500)</u>
Total	\$485,941.50	\$16,500/acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to MFOS for up to 50% of the eligible ancillary costs which will be deducted from its appropriation and subject to the availability of funds;

WHEREAS, the SADC has been provided a copy of a recorded Supplemental Right of Way Agreement between the landowner and Transco dated May 5, 2014 providing Transco a new 10 foot wide permanent easement area, which is in addition to an existing 30 foot wide easement in the same eastern area of the Property (Schedule A); and

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the MFOS/Firmenich easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, the SADC shall provide a cost share grant not to exceed \$8,250.00 per acre (total of \$242,970.75 based on 29.451 acres) to Montgomery Friends of Open Space for the development easement acquisition on the Firmenich farm subject to the availability of funds; and

BE IT FURTHER RESOLVED, the SADC approves the assignment of the Deed of Easement from MFOS to Somerset County provided that the SADC has reviewed and approved all documentation to accomplish the assignment, including but not limited to review of survey, title, and assignment document; and

BE IT FURTHER RESOLVED, the Property has zero (0) housing opportunities, zero (0) agricultural labor units and zero (0) non-agricultural uses outside of the area in the exceptions; and

BE IT FURTHER RESOLVED, the Property includes a 7.891 surveyed acre severable exception surrounding the existing single family residential unit, two apartments, and other outbuildings; and

BE IT FURTHER RESOLVED, the Property also includes a 2 acre non-severable exception limited to one future single family residential unit with a house size limit of 2,500 square feet of heated living space; and

BE IT FURTHER RESOLVED, access to the 2 acre non-severable exception shall be via an existing farm lane running along the northern edge of the property as shown on Schedule A; and

BE IT FURTHER RESOLVED, the application is subject to the conditions contained in (Schedule B); and

BE IT FURTHER RESOLVED that the SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1; and

BE IT FURTHER RESOLVED, the SADC's cost share grant to Montgomery Friends of Open Space for the development easement purchase 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 or easements as determined by the SADC, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED that the SADC authorizes Douglas Fisher, Secretary of Agriculture as Chairperson of the SADC or Executive Director Susan E. Payne to execute by signature all documents necessary to provide a grant to the Montgomery Friends of Open Space for the acquisition of a development easement on the Firmenich farm; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; 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 this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/28/15

Date

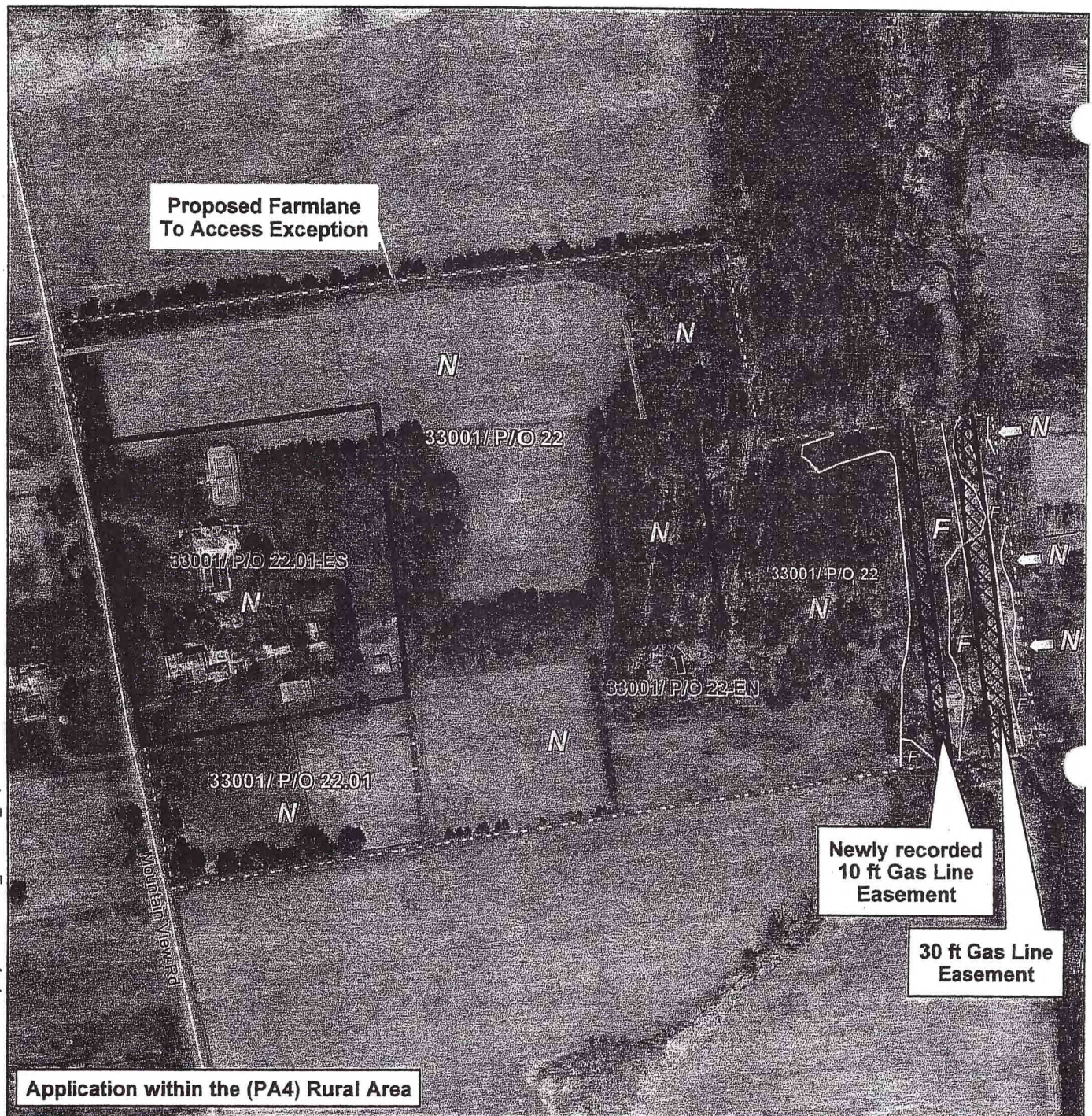


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	RECUSED

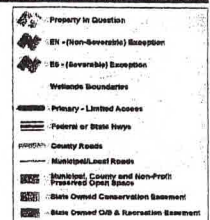
Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Firmenich/Montgomery Friends of Open Space, Inc.
Block 33001 Lots P/O 22 (26.6 ac); P/O 22-EN (non-severable exception - 2.0 ac);
P/O 22.01 (3.4 ac) & P/O 22.01-ES (severable exception - 7.89 ac)
Gross Total = 39.3 ac
Montgomery Twp., Somerset County

250 125 0 250 500 Feet



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

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

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

May 5, 2014

Sch. 15

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R5(5)

AMENDED PRELIMINARY APPROVAL TO
MONTGOMERY FRIENDS OF OPEN SPACE
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Firmenich Family ("Owner")
Montgomery Township, Somerset County

SADC ID# 18-0007-NP

May 22, 2014

WHEREAS, on December 20, 2010, pursuant to N.J.A.C. 2:76-13, the State Agriculture Development Committee ("SADC") received a Nonprofit Grant Easement Application from the Montgomery Friends of Open Space ("Friends") for the Elizabeth Webster farm identified as Block 33001, Lots 22.01 and 22, Montgomery Township, Somerset County totaling approximately 39 net easement acres (Schedule A); and

WHEREAS, the Property had one (1) existing single family residence, zero (0) agricultural labor housing and no pre-existing non-agricultural uses on the area to be preserved; and

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

WHEREAS, by Resolution #FY2011R4(7) dated April 28, 2011 the SADC granted preliminary approval to the Friends/Webster application and allocated \$500,000 to the project; and

WHEREAS, on January 19, 2013 Friends advised the SADC that Elizabeth Webster sold the property to Johan and Emily Firmenich who wished to continue with the farmland preservation application process with some changes to the original application; and

WHEREAS, the revised application removes the main house and buildings by utilizing a 7.4 acres severable exception surrounding the existing residence, two apartments and other outbuildings; and

WHEREAS, the Property also includes a 2 acre non-severable exception limited to one future single family residence (Schedule B), resulting in a net of approximately 31 acres to be preserved; and

WHEREAS, the landowner agreed to limit the size of the future single family residence, on the non-severable exception to 2,500 square feet of heated living space; and

WHEREAS, the landowner is aware that a portion of this property is currently being considered for a Transco Gas Line as shown on (Schedule B). The exact delineation of the line is yet to be determined; and

WHEREAS, the SADC will not provide a cost share grant until the Transco Gas Line easement is in place; or a non-severable exception area is taken for the future line; or it is shown that this farm is no longer needed for the proposed gas line; and

WHEREAS, Montgomery Township and Somerset County have submitted letters in support of the application;

NOW THEREFORE BE IT RESOLVED, staff's recommendation is to grant amended preliminary approval to the Friends/Firmenich application, and to advise Friends that it can proceed with appraisals; and

BE IT FURTHER RESOLVED, the application includes an approximate 7.4 acre severable exception which will have right to farm language; a 2 acre non-severable exception which will be limited to one future single family residence with a house size limitation of 2,500 square feet of heated living space and right to farm language; and zero (0) agricultural labor housing and no pre-existing non-agricultural uses on the area to be preserved; and

BE IT FURTHER RESOLVED, that the SADC will not provide a cost share grant until the Transco Gas Line easement is in place; or a non-severable exception area is taken for the future line; or it shown that this farm is no longer needed for the proposed gas line; and

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

5-22-14

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano	YES
Torrey Reade	YES

\\ag.state.nj.us\agrdata\SADC\NONPROFITS\2011 round\Montgomery Friends\Firmenich\amended preliminary approval
final.docx

Firmenich Farm

Proposed
105 ft ROW

33001/ P/O 22-EN

33001/ P/O 22

33001/ P/O 22.01-ES

33001/ P/O 22-01

Mountain View Rd

Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Firmenich/Montgomery Friends of Open Space, Inc.
Block 33001 Lots P/O 22 (26.6 ac); P/O 22-EN (non-severable exception - 2.0 ac);
P/O 22.01 (3.4 ac) & P/O 22.01-ES (severable exception - 7.4 ac)
Gross Total = 39.3 ac
Montgomery Twp., Somerset County

250 125 0 250 500 Feet



Property in Question
EN - (Non-Severable) Exception
ES - (Severable) Exception
Primary - Limited Access
Federal or State Hwy
County Roads
Municipal/Local Roads
Municipal, County and Non-Profit Preserved Open Space
State Owned Conservation Easement
State Owned O&R & Recreation Easement

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Sources:
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

April 14, 2014

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State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Montgomery Friends/Firmenich Family
18- 0007-NP
FY 2011 Easement Purchase - Nonprofit
30 Acres

Block 33001	Lot 22	Montgomery Twp.	Somerset County
Block 33001	Lot 22.01	Montgomery Twp.	Somerset County

SOILS:	Local	41% *	.05	=	2.05
	Other	7% *	0	=	.00
	Prime	17% *	.15	=	2.55
	Statewide	35% *	.1	=	3.50

SOIL SCORE: 8.10

TILLABLE SOILS:	Cropland Harvested	50% *	.15	=	7.50
	Wetlands	12% *	0	=	.00
	Woodlands	38% *	0	=	.00

TILLABLE SOILS SCORE: 7.50

FARM USE:	Hay	20 acres
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In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 50% of the eligible costs. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st two (2) acres for future single family dwelling
Exception is not to be severable from Premises
Exception is to be limited to one single family residential unit
 - 2nd (7.89) acres for Around existing residence and buildings
Exception is severable
Right to Farm language is to be included in Deed of Future Lot
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions:
Single family residential unit, in 2 acre, non-severable exception is restricted to 2,500 square feet of heated living space.
 - e. Dwelling Units on Premises:
No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for eligible costs ancillary to the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, N.J.A.C. 2:76-12.6 and N/J.A.C. 2:76-16.3 and SADC Policy P-5-A.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2015R5(17)

Application to Exercise a Residual Dwelling Site Opportunity

Hartung Farm

May 28, 2015

Subject Property: Block 96, Lots 5 & 7.02
Pohatcong Township, Warren County
200.75 Acres

WHEREAS, Michell Hartung, hereinafter "Owner", is the record owner of Block 96, Lots 5 & 7.02, in the Township of Pohatcong, Warren County, by deed dated June 8, 1998, and recorded in the Warren County Clerk's office in Deed Book 1570, Page 1, totaling approximately 201 acres, hereinafter referred to as the "Premises" (as shown in the attached Schedule "A"); and

WHEREAS, the property was acquired by the SADC in fee from the former owner the Blazing Star Realty Corporation through the SADC's fee simple purchase program on January 23, 1998, as recorded in the Warren County Clerk's office in Deed Book 1552, Page 15; and

WHEREAS, on April 7, 1998, the SADC auctioned the Premises through its fee simple auction process and the Owner was the successful bidder; and

WHEREAS, on April 20, 2015, the SADC received an application to exercise the Residual Dwelling Site Opportunity "RDSO" on the Premises from the Owner; and

WHEREAS, paragraph 12iii of the Deed of Easement states that one RDSO has been allocated to the Premises; and

WHEREAS, the Deed of Easement does not specify a house size limitation; and

WHEREAS, the proposed location of the RDSO site is just off an existing farm lane on Lot 5 of the Premises as shown in Schedule "A"; and

WHEREAS, the Owner is requesting the ability to construct a home of approximately 4,000 sq./ft.; and

WHEREAS, the Owner has been actively farming in this area for over 30 years; and

WHEREAS, the Owner and her brother farm between 300 to 600 acres in various grain and hay crops depending on land availability; and

WHEREAS, the Owner has recently added chickens and plans to add meat goat production to the operation to increase the diversity of the operation; and

WHEREAS, the Owner is regularly engaged in the day-to-day agricultural production activities on the farm which at this time consists of planting, field preparation, harvest, marketing and sales of the farm's grain and hay crops; and

WHEREAS, the Owner had been utilizing the home and agricultural structures on the adjacent non-preserved parcel as her base of operations for the farm, but she recently found out this parcel will not be available long-term and as a result the Owner has decided to build the necessary infrastructure to operate her farm on the Premises; and

WHEREAS, there are currently no improvements on the Premises; and

WHEREAS, the Owner intends to construct a farmstead complex consisting of a single family home, grain bins, grain dryer and equipment storage barns on the Premises, all within proximity of the home; and

WHEREAS, the driveway to access the new home and farmyard area will be through an existing farm lane off of Carpentersville Road; and

NOW THEREFORE BE IT RESOLVED, that the Committee, pursuant to Policy P-31 and the restrictions as contained in the Deed of Easement, finds that the construction and use of the residence is for agricultural purposes where at least one person residing in the residence shall be involved in the day-to-day production agricultural activities of the farm; and

BE IT FURTHER RESOLVED, that the Committee approves exercising the RDSO on the Premises as a residence for the Owner, who is directly involved in the daily agricultural production activities of the farm; and

BE IT FURTHER RESOLVED, that the Committee finds that the location for the new house, as shown in the attached Schedule "A", minimizes the impact to the agriculture operation of the parcel; and

BE IT FURTHER RESOLVED, that the SADC shall record a corrective deed of easement with the Warren County Clerk's office showing that the RDSO allotted to the Premises has been exercised; and

BE IT FURTHER RESOLVED, that this approval is valid for a period of three years from the date of approval; and

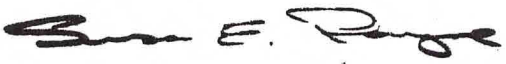
BE IT FURTHER RESOLVED, that this action is non-transferable; and

BE IT FURTHER RESOLVED, that the construction of the new residence is subject to all applicable local, State and Federal regulations; 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 this action is not effective until the Governor's review period
expires pursuant to N.J.S.A. 4:1C-4f.

5-28-15
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

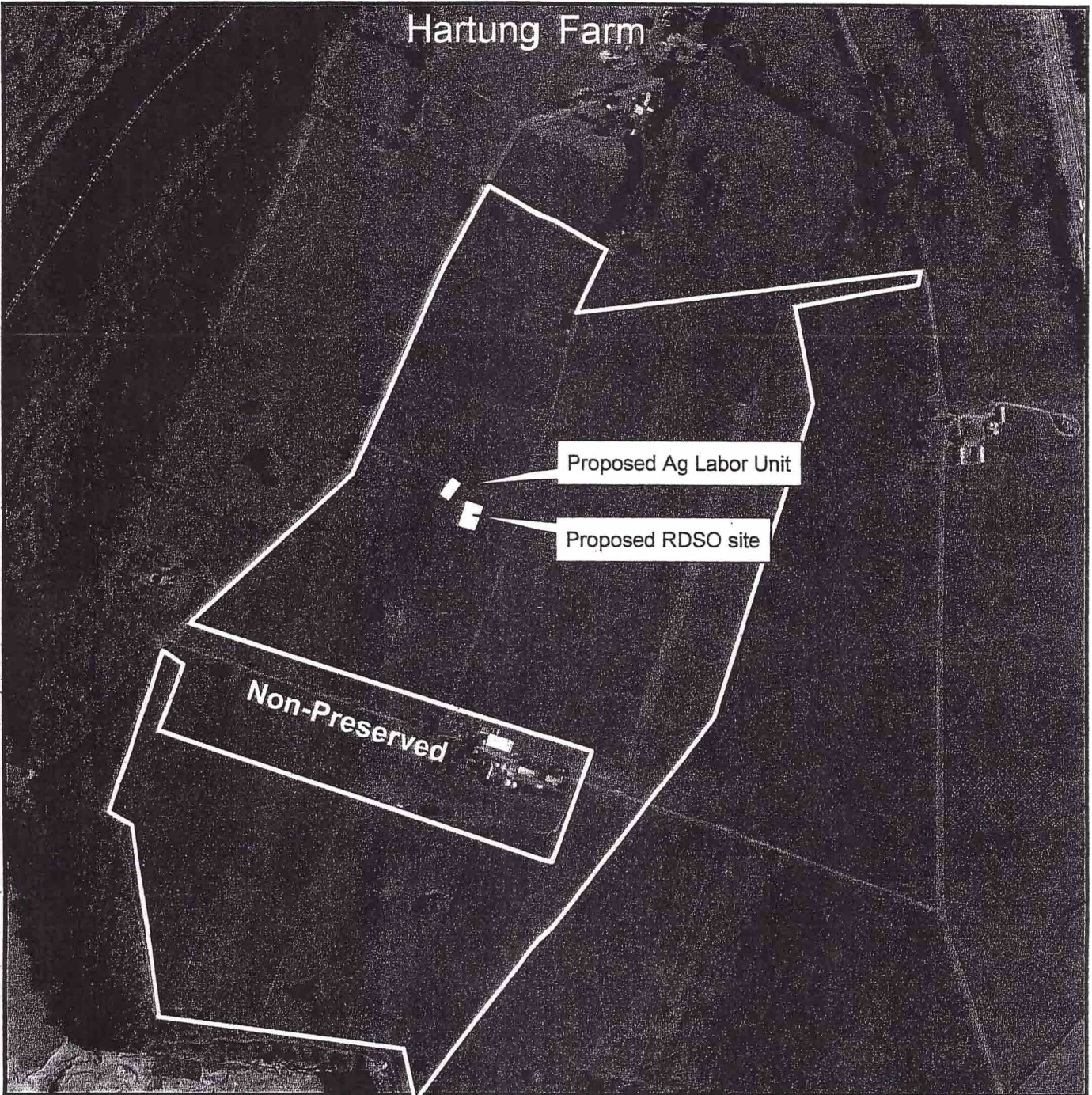
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

Schedule "A"

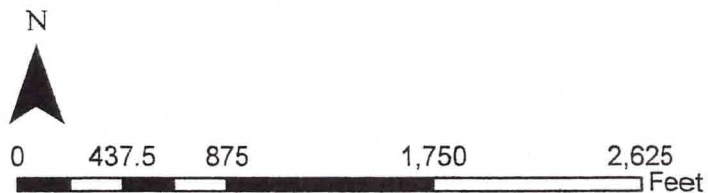
Hartung Farm

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Hartung Farm
Block 96, Lots 5 & 7
Pohatcong Twp., Warren County
201 -Acres



5/13/2015

Farmland Preservation Program

	PRESERVED EASEMENT
	EXCEPTION AREA
	PRESERVED EASEMENT / NR
	EXCEPTION AREA / NR
	FINAL APPROVAL
	PRELIMINARY APPROVAL
	ACTIVE APPLICATION
	8 YEAR PRESERVED
	TARGETED FARM
	INACTIVE APPLICATION
	NO CORRESPONDING DATA

State Planning Areas	
	(PA1) METRO
	(PA2) SUBURBAN
	(PA3) FRUNGE
	(PA4) RURAL
	(PA4b) RURAL/ENV SENS
	(PA5) ENV SENS
	(PA5b) ENV SENSITIVE BARRIER IS
	(P10) PINELANDS
	PARK
	MILITARY
	NEW JERSEY MEADOWLANDS
	WATER
	ELLIS ISLAND- NJ
	ELLIS ISLAND- NY
Base Map	
	County Boundaries
	Municipal Boundaries
	Highlands Planning Area
	Highlands Preservation Area
	Pinelands Area
Green Acres Preserved Easements	

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2015R5(18)

Request to Construct Agricultural Labor Housing

Hartung Farm

May 28, 2015

Subject Property: Block 96, Lots 5 & 7.02
Pohatcong Township, Warren County
200.75 Acres

WHEREAS, Michell Hartung, hereinafter "Owner", is the record owner of Block 96, Lots 5 & 7.02, in the Township of Pohatcong, Warren County, by deed dated June 8, 1998, and recorded in the Warren County Clerk's office in Deed Book 1570, Page 1, totaling approximately 201 acres, hereinafter referred to as the "Premises" (as shown in the attached Schedule "A"); and

WHEREAS, the property was acquired by the SADC in fee from the former owner, the Blazing Star Realty Corporation, through the SADC's fee simple purchase program on January 23, 1998, as recorded in the Warren County Clerk's office in Deed Book 1552, Page 15; and

WHEREAS, on April 7, 1998, the SADC auctioned the Premises through its fee simple auction process and the Owner was the successful bidder; and

WHEREAS, on May 5, 2015, the SADC received an application to construct an agricultural labor housing unit the Premises from the Owner in the location shown in Schedule "A"; and

WHEREAS, paragraph 12 of the Deed of Easement allows for the construction of housing for agricultural labor employed on the Premises with approval of the SADC; and

WHEREAS, there are currently no improvements on the Premises; and

WHEREAS, the Owner intends to construct the agricultural labor unit as well as a single family home for herself, through a separate request, grain bins, grain dryer and equipment storage barns on the Premises; and

WHEREAS, the driveway to access the agricultural labor unit and farmyard area will be through an existing farm lane off of Carpentersville Road; and

WHEREAS, the Owner is requesting the ability to construct an agricultural labor housing unit of approximately 2,000 sq./ft. for her brother, Kenneth Lea, a full-time employee of the farm since 2007; and

WHEREAS, Kenneth Lea is the full-time farm manager working in the day-to-day operations of the farm which at this time include, field preparation, planting, harvest and hauling of the grain and hay output of the farm as well as all of the equipment maintenance for the farm; and

WHEREAS, the Owner and her brother farm between 300 to 600 acres in various grain and hay crops depending on land availability; and

WHEREAS, the Owner has recently added chickens and plans to add meat goat production to the operation to increase the diversity of the operation; and

WHEREAS, the Owner had been utilizing the home and agricultural structures on the adjacent non-preserved parcel as her base of operations for the farm, but she recently found out this parcel will not be available long-term; and

WHEREAS, as a result the Owner has decided to build the necessary infrastructure to operate her farm on the Premises; and

WHEREAS, the Owner finds that she could not run the operation without a farm manager and that onsite labor is needed to maintain and diversify the production aspects of the operation; and

WHEREAS, the SADC has reviewed the Owner's request to construct an agricultural labor residence on the Premises for the purpose of housing agricultural labor and has determined that the size and location of the unit minimizes any adverse impact on the agricultural operation; and

WHEREAS, the SADC finds that the proposed unit to be used as an agricultural labor unit is consistent with the requirements of the Deed of Easement; and

NOW THEREFORE BE IT RESOLVED, that the SADC, approves the request to construct a new agricultural labor residential unit consisting of up to 2,000 sq./ft., in the location as shown on Schedule "A", for the current farm manager Kenneth Lea; and

BE IT FURTHER RESOLVED, that only agricultural labor employed on the Premises, and their immediate family, may live in the agricultural labor units; and

BE IT FURTHER RESOLVED, that the occupants of the agricultural labor units shall not be the Owner or any lineal descendent of the Owner in conformance with paragraph 12 of the Deed of Easement; and

BE IT FURTHER RESOLVED, that the agricultural laborer shall be employed on the Premises, and engaged in the day-to-day production activities on the Premises, which at this time includes field preparation, planting, harvest and hauling of the grain and hay output of the farm as well as all of the equipment maintenance for the farm; and

BE IT FURTHER RESOLVED, that the Owner's use of any structures for housing agricultural laborers shall be in compliance with all applicable Federal, State, County and local regulations; and

BE IT FURTHER RESOLVED, that this approval is valid for a period of three years from the date of approval; and

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

5/28/15

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

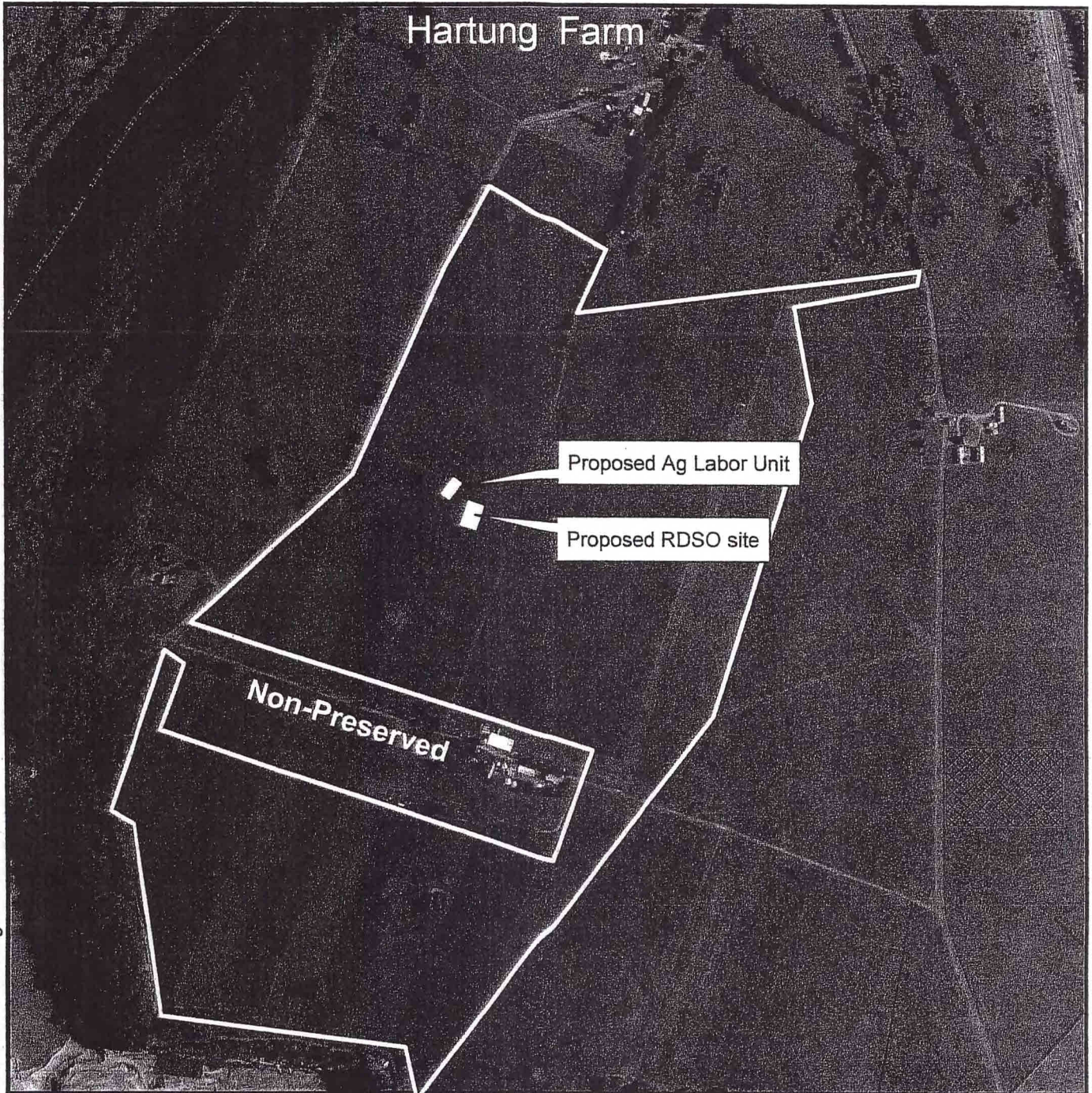
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA, Acting Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Denis Germano	YES
Peter Johnson	ABSENT
James Waltman	YES

Schedule "A"

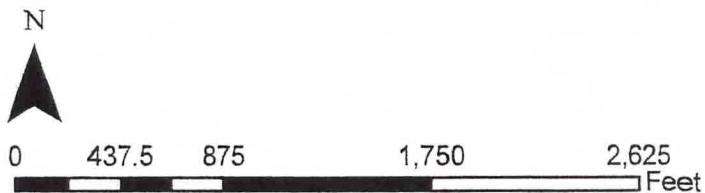
Hartung Farm

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Hartung Farm
Block 96, Lots 5 & 7
Pohatcong Twp., Warren County
201 -Acres



5/13/2015

Farmland Preservation Program

	PRESERVED EASEMENT
	EXCEPTION AREA
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	PRELIMINARY APPROVAL
	ACTIVE APPLICATION
	8 YEAR PRESERVED
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	(PA2) SUBURBAN
	(PA3) FRINGE
	(PA4) RURAL
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	(PA9) ENV. SENS.
	(PA56) ENV. SENSITIVE BARRIER IS.
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	Highlands Preservation Area
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