

# PLEASE BE ADVISED

THE SADC MEETING WILL BE HELD IN PERSON AT  
200 RIVERVIEW PLAZA, TRENTON NJ

FOR THE CONVENIENCE OF THE PUBLIC, THE MEETING WILL  
BE TELEVISED VIA THE "TEAMS" PLATFORM

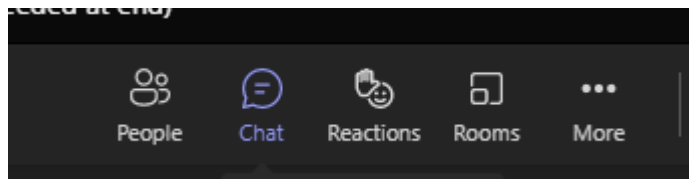
THE SADC CAN ACCEPT PUBLIC COMMENTS IN THE  
FOLLOWING MANNER:

## ORAL COMMENTS

CAN BE PROVIDED BY THOSE ATTENDING THE MEETING  
IN PERSON, ON "TEAMS" OR ON THE PHONE

## WRITTEN COMMENTS

CAN BE SUBMITTED BY USING THE "TEAMS" CHAT OPTION



**CLICK ON THE CHAT ICON AT THE TOP OF YOUR SCREEN WHILE IN THE  
MEETING AND THEN TYPE YOUR MESSAGE IN THE BOX AT THE BOTTOM RIGHT  
OF YOUR SCREEN.**

Please email Jessica Uttal, [Jessica.uttal@ag.nj.gov](mailto:Jessica.uttal@ag.nj.gov), or call 609-984-2504, if  
you need further instructions.

200 Riverview Plaza, Trenton NJ

REGULAR MEETING

JANUARY 15, 2026  
9:00 A.M.

**TO WATCH THE TELEVISED MEETING  
PLEASE USE THE FOLLOWING LINK:**

**[Join the meeting now](#)**

**TO LISTEN TO THE MEETING AUDIO (AUDIO ONLY):  
1 (856) 338-7074  
CONFERENCE ID: 698 390 987#**

**AGENDA**

- I. Call to Order
  - Flag Salute
  - Reading of the “Open Public Meetings Act” notice
- II. Roll Call
- III. Approval of Minutes **TAB 1**
  - A. Open and Closed Session Minutes of December 4, 2025
- IV. Report of the Chairman
- V. Report of the Executive Director **TAB 2**
  - A. Delegation Reports
    - 1. Monthly Certification Report
    - 2. Stewardship
    - 3. Ag Mediation
    - 4. Soil and Water Cost Share Grant
    - 5. Wildlife Fencing
  - B. Litigation Spreadsheet
  - C. Application Status Summary
- VI. Communications **TAB 3**
- VII. Public Comment
- VIII. Old Business
  - A. Stewardship - Review of Activities: **TAB 4**

1. Naturally Nurturing Farm, LLC, Hillsborough Twp., Somerset Co.	
B. Pinelands Formula Base Value Notice of Adoption	<b>TAB 5</b>
IX. New Business	
A. Stewardship - FY 2025 Annual Monitoring Report	<b>TAB 6</b>
B. Discussion: Outreach Subcommittee Results Stewardship Guidance Documents	<b>TAB 6</b>
C. Resolution: Non-Agricultural Development in the ADA, including Condemnation of Preserved Farmland (N.J.S.A. 4:1C-19 and 25)	<b>TAB 7</b>
1. Greenwich Township v. Dowell Realty Associates, Greenwich Twp, Warren Co.	
D. Resolution: Non-Agricultural Development in the ADA, on Preserved Farmland (Non-Condemnation) (N.J.S.A. 4:1C-19)	<b>TAB 8</b>
1. T-Mobile Wireless Facilities / JCP&L ROW, Howell Twp, Monmouth Co.	
E. Agricultural Development Area Criteria Certification – Burlington County	<b>TAB 9</b>
F. Resolutions: Final Approval – Municipal Planning Incentive Grant	<b>TAB 10</b>
1. Scheer, Robert, Blairstown Twp., Warren Co.	
2. Cullen, Eugene & Deborah, Knowlton Twp., Warren Co.	
G. Resolutions: Final Approval – County Planning Incentive Grant	<b>TAB 11</b>
1. Reid, David & Randall, North Hanover Twp., Burlington Co.	
2. Lustgarten, Kenneth & Beverly, North Hanover Twp., Burlington Co.	
H. Resolutions: Final Approval - Direct Easement Purchase Program	<b>TAB 12</b>
1. Mecouch Farms 2 LLC., Stow Creek Twp., Cumberland Co.	
2. Dickinson, Jr., Melvin R. Stow Creek Twp., Cumberland Co.	
3. Gillespie, Richard J. & Donna M., Hopewell Twp., Mercer Co.	
4. Meyer, Thomas, Franklin Twp., Hunterdon Co.	
5. Henry Realty Co., LLC, Cranbury Twp., Middlesex Co.	
X. Public Comment	
XI. Member Comment	
XII. Time and Place of Next Meeting: February 26, 2026 9 a.m 200 Riverview Plaza, Trenton NJ	

XIII. Closed Session

TAB 13

A. Real Estate Matters - Certifications of Values

1. County Planning Incentive Grant Program
  - a. 23LR LLC, Delaware Twp., Hunterdon Co.
2. State Acquisition Program (easement or fee)
  - a. Boerner, William Jr, Hamilton Twp., Atlantic Co.
  - b. Russo, Rose A., Lumberton Twp., Burlington Co.

B. Attorney/Client Matters

1. Any item(s) discussed in Open Session
2. Personnel (if any)
3. Litigation

XIV. Action as a Result of Closed Session

A. Real Estate Matters - Certifications of Values

1. County Planning Incentive Grant Program
  - a. 23LR LLC, Delaware Twp., Hunterdon Co.
2. State Acquisition Program (easement or fee)
  - a. Boerner, William Jr, Hamilton Twp., Atlantic Co.
  - b. Russo, Rose A., Lumberton Twp., Burlington Co.

B. Attorney/Client Matters

1. Any item(s) discussed in Open Session
2. Personnel (if any)
3. Litigation - Any Matter Discussed in Closed Session

XV. Adjourn