

Preserved Farms and Active Applications Within Two Miles

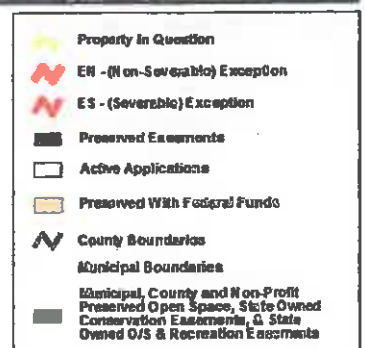


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Haines Berry Farm LLC
Block 841 Lot 32 (110.51 ac)
Gross Total – 110.51 ac
Pemberton Twp. Burlington 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
NJOTD/GIS 2015 Digital Aerial Image

Date: 8/8/2017

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R10(10)

**SADC EASEMENT ACQUISITION
PRELIMINARY APPROVAL
of an "ALTERNATE" FARM
IN THE HIGHLANDS PRESERVATION AREA**

OCTOBER 26, 2017

Subject Farm: McKee, Thomas and Heidi
 Block 36, Lot 39 and Block 35, Lot 66
 Lebanon Township, Hunterdon County
 SADC ID# 10-0246-DE
 Approximately 64.8 net easement acres

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

WHEREAS, on March 1, 2017 the SADC received an SADC easement acquisition application from Thomas and Heidi McKee for Property identified Block 36, Lot 39 and Block 35, Lot 66, Lebanon Township, Hunterdon County, totaling approximately 64.8 net acres as shown on (Schedule A); 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 27, 2017 which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, staff finds that the Property, has a quality score of 48.39 and 65 net acres (Schedule B); and

WHEREAS, the Property does not meet the SADC's Hunterdon County minimum ranking criteria for the "Priority" category which requires a quality score of at least 60 combined with at least 49 acres, however it is higher than the minimum quality score of 47 and 36 acres needed for an "Alternate" farm designation, therefore, this farm is categorized as an "Alternate" farm, requiring SADC preliminary approval (Schedule B); and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, the Property is a targeted farm in the Hunterdon County farmland preservation plan, however, it is not included in the Hunterdon County Agricultural Development Area (ADA) at this time; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.5, the SADC may pursue a Direct Easement application without the property being located within the County ADA; and

WHEREAS, Hunterdon County staff have informed SADC staff this Property will be included in the county's next comprehensive ADA update; and

WHEREAS, the Property is located within the New Jersey State Plan-designated Environmentally Sensitive Area (PA5) and within the Highlands Agriculture Resource Areas as well as the Highlands Preservation Area's "Protection Zone" (Schedule C); and

WHEREAS, the landowner provided a deed that shows the property was acquired on July 18, 2000, therefore, the property appears to be eligible, and must be appraised, along with current zoning, under 01/01/04 zoning and environmental conditions pursuant to the enactment of P.L.2015, c.5, which extends the dual-appraisal provision only to farms in the Highlands region.; and

WHEREAS, the Property has one (1) existing single family residence; and

WHEREAS, the majority of the farm's acreage is currently in hay and beef production; and

WHEREAS, on March 23, 2006 the SADC adopted the FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended, which approves the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding. The Property is a candidate for this funding source; and

WHEREAS, at this time there is approximately \$1.3 million available from the \$30 million originally designated as Highlands funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.6 there are no "Priority" or "Alternate" Ranked applications at this time in the Highlands Preservation Area which have not already been accepted for processing and have funding earmarked; and

NOW THEREFORE BE IT RESOLVED that the SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:

1. Enter into a 120 day option agreement.
2. Secure two independent appraisals to estimate the fair market value of the Property.

3. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC.

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.

10/26/17
Date

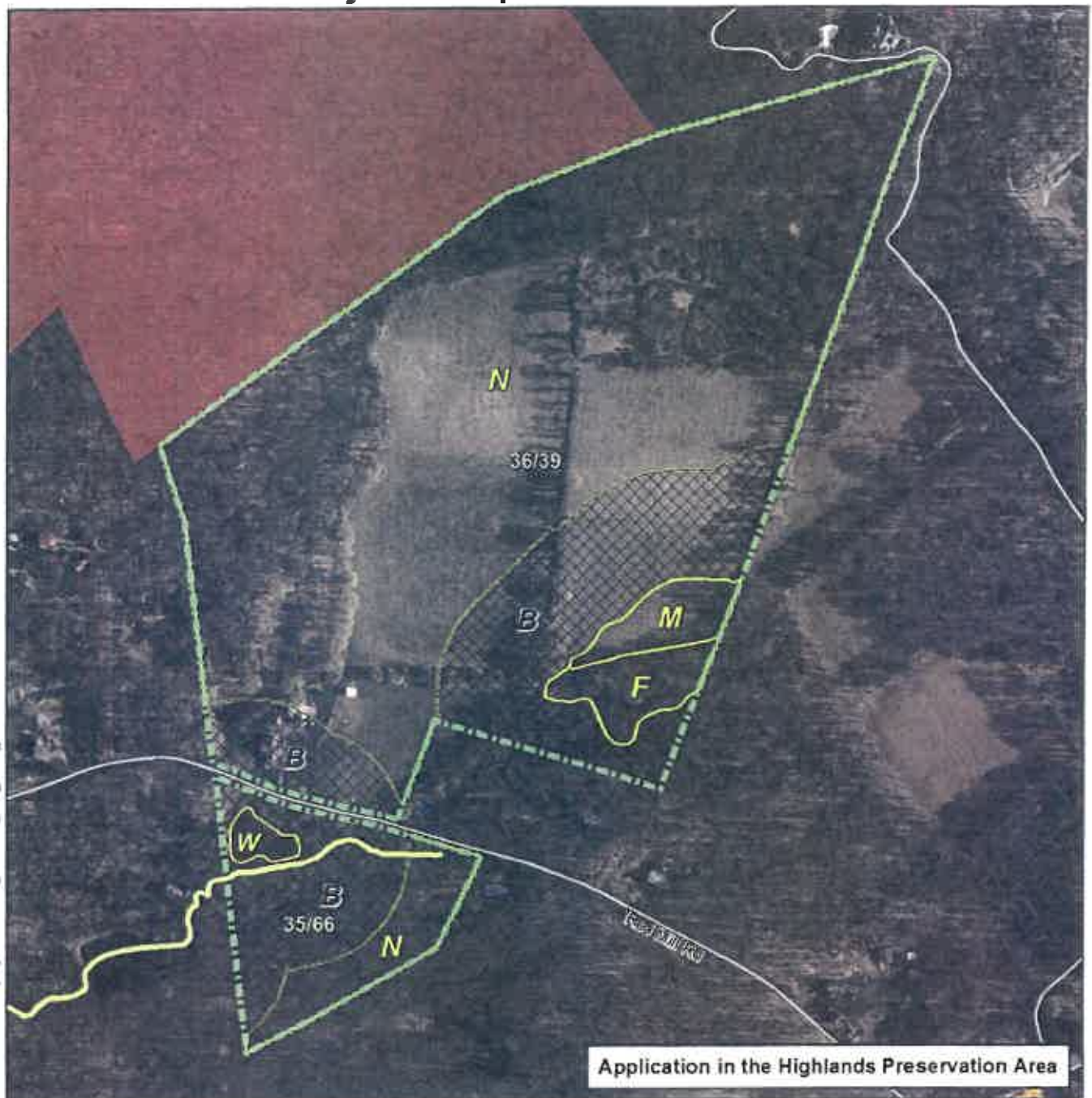

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Project Map with Wetlands

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McKee, Thomas and Heidi
Block 35 Lot 66 (7.2 ac);
and Block 36 Lot 39 (57.6 ac)
Gross Total = 64.8 ac
Lebanon Twp., Hunterdon County



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

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



	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	300 ft Buffered Wetlands
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space

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

Preserved Farms and Active Applications Within Two Miles

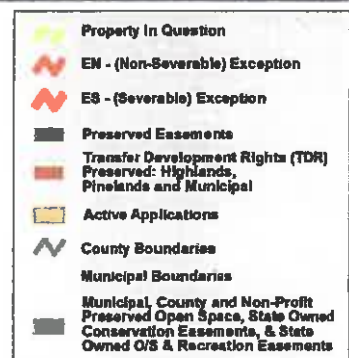


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McKee, Thomas and Heidi
Block 35 Lot 66 (7.2 ac);
and Block 36 Lot 39 (57.6 ac)
Gross Total = 64.8 ac
Lebanon 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
NJOT/OGIS 2015 Digital Aerial Image

August 22, 2017

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

GENERAL INFORMATION

COUNTY OF Hunterdon Lebanon Twp. 1019
APPLICANT McKee, Thomas & Heidi

PRIORITIZATION SCORE

SOILS:	Other	85% *	0	=	.00
	Prime	15% *	.15	=	2.25

SOIL SCORE: 2.25

TILLABLE SOILS:	Cropland Harvested	42% *	.15	=	6.30
	Other	2% *	0	=	.00
	Wetlands	3% *	0	=	.00
	Woodlands	53% *	0	=	.00

TILLABLE SOILS SCORE: 6.30

BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)	5% *	.06	=	.30
	Parks (limited use)	19% *	.14	=	2.66
	Residential Development	21% *	0	=	.00
	Streams and Wetlands	6% *	.18	=	1.08
	Woodlands	49% *	.06	=	2.94

BOUNDARIES AND BUFFERS SCORE: 6.98

CONTIGUOUS PROPERTIES / DENSITY:	McKee	Restricted Farm or Current Application	2
	Tucker	Restricted Farm or Current Application	2
	Sekela	Restricted Farm or Current Application	2

DENSITY SCORE: 6.00

LOCAL COMMITMENT:	100% *	20	=	20.00
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LOCAL COMMITMENT SCORE: 20.00

SIZE:					SIZE SCORE: 4.92
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IMMIMENCE OF CHANGE: SADC Impact factor = 1.94

IMMINENCE OF CHANGE SCORE: 1.94

COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE: .00
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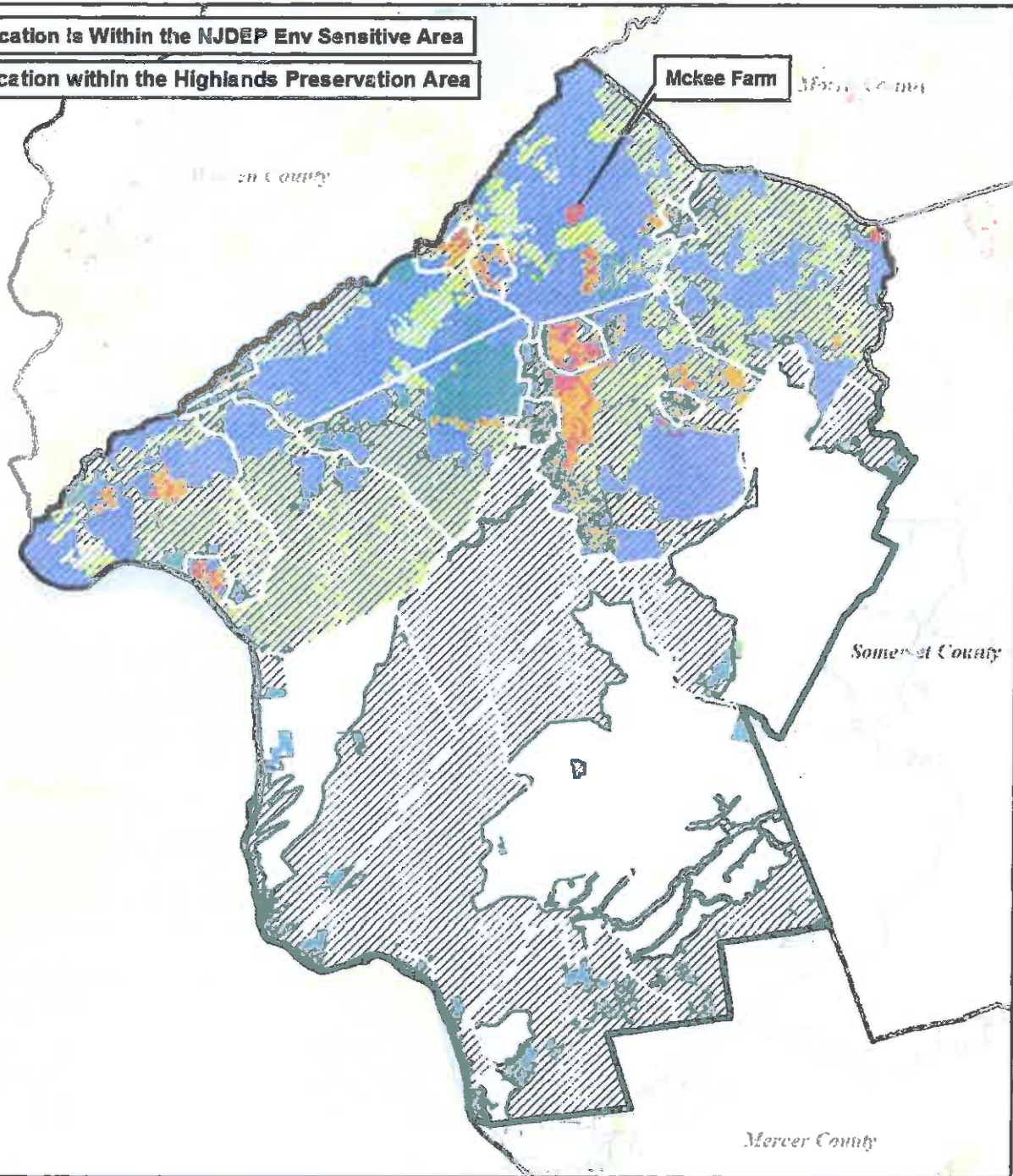
TOTAL SCORE: 48.39

McKee Farm - Schedule C

Application is Within the NJDEP Env Sensitive Area

Application within the Highlands Preservation Area

McKee Farm



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McKee, Thomas and Heidi
Block 35 Lot 66 (7.2 ac);
and Block 36 Lot 39 (57.6 ac)
Gross Total = 64.8 ac
Lebanon Twp., Hunterdon County

25,000 12,500 0 25,000 50,000 Feet



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Sources:
Green Acres Conservation Easement Data
NJDEP Environmentally Sensitive Areas
(pursuant to the Permit Extension Act of 2008)
NJDEP Highlands Data

June 14, 2013

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R10(11)

**SADC EASEMENT ACQUISITION
PRELIMINARY APPROVAL
of an "OTHER" FARM
IN THE HIGHLANDS PRESERVATION AREA**

OCTOBER 26, 2017

Subject Farm: Tack, Douglas and Susan
Block 56, Lot 13
Lebanon Township, Hunterdon County
SADC ID# 10-0228-DE
Approximately 30 net easement acres

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

WHEREAS, on June 27, 2104 the SADC received an SADC easement acquisition application from Douglas and Susan Tack for Property identified Block 56, Lot 13 and 13.02, Lebanon Township, Hunterdon County, totaling approximately 105.20 net acres as shown on (Schedule A); and

WHEREAS, subsequently Lot 13.02 was approved for preservation through the Highlands Transfer of Development Rights (TDR) program and was removed from this application; and

WHEREAS, the current application for Block 56, Lot 13 is approximately 30 net acres as shown on (Schedule B); 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 27, 2017 which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, staff finds that the Property, has a quality score of 50.31 and 30 net acres (Schedule C); and

WHEREAS, the Property does not meet the SADC's Hunterdon County minimum ranking criteria for the "Priority" category which requires a quality score of at least 60 combined with at least 49 acres, nor does it meet the County minimum ranking criteria for an "Alternate" farm category which requires a quality score of 47 and 36 acres, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, the Property is a targeted farm in the Hunterdon County farmland preservation plan, however, it is not included in the Hunterdon County Agricultural Development Area (ADA) at this time; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.5, the SADC may pursue a Direct Easement application without the property being located within the County ADA; and

WHEREAS, Hunterdon County staff have informed SADC staff that this Property will be included in the county's next comprehensive ADA update; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, the Property is located within the New Jersey State Plan-designated Environmentally Sensitive Area (PA5) and within the Highlands Agriculture Priority and Resource Areas as well as partially in the Highlands Preservation Area's "Conservation Zone" and partially in the "Protection Zone" (Schedule D); and

WHEREAS, the landowner provided a deed that shows the property has been in the family since 1999, therefore, the property appears to be eligible, and must be appraised, along with current zoning, under 01/01/04 zoning and environmental conditions pursuant to the enactment of P.L.2015, c.5, which extends the dual-appraisal provision only to farms in the Highlands region.; and

WHEREAS, the Property has one 1-acre exception area for flexibility of use but zero (0) single family residences; and

WHEREAS, the portion of the Property to be preserved outside of the exception area includes one (1) single family residential units, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, the majority of the farm's acreage is currently in hay production; and

WHEREAS, on March 23, 2006 the SADC adopted the FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended, which approves the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding. The Property is a candidate for this funding source; and

WHEREAS, at this time there is approximately \$1.3 million available from the \$30 million originally designated as Highlands funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.6 there are no "Priority" or "Alternate" Ranked applications ready for selection at this time in the Highlands Preservation Area which have not already been accepted for processing and have funding earmarked; and

NOW THEREFORE BE IT RESOLVED that the SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:

1. Enter into a 120 day option agreement.
2. Secure two independent appraisals to estimate the fair market value of the Property.
3. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC.

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.

10/20/17
Date

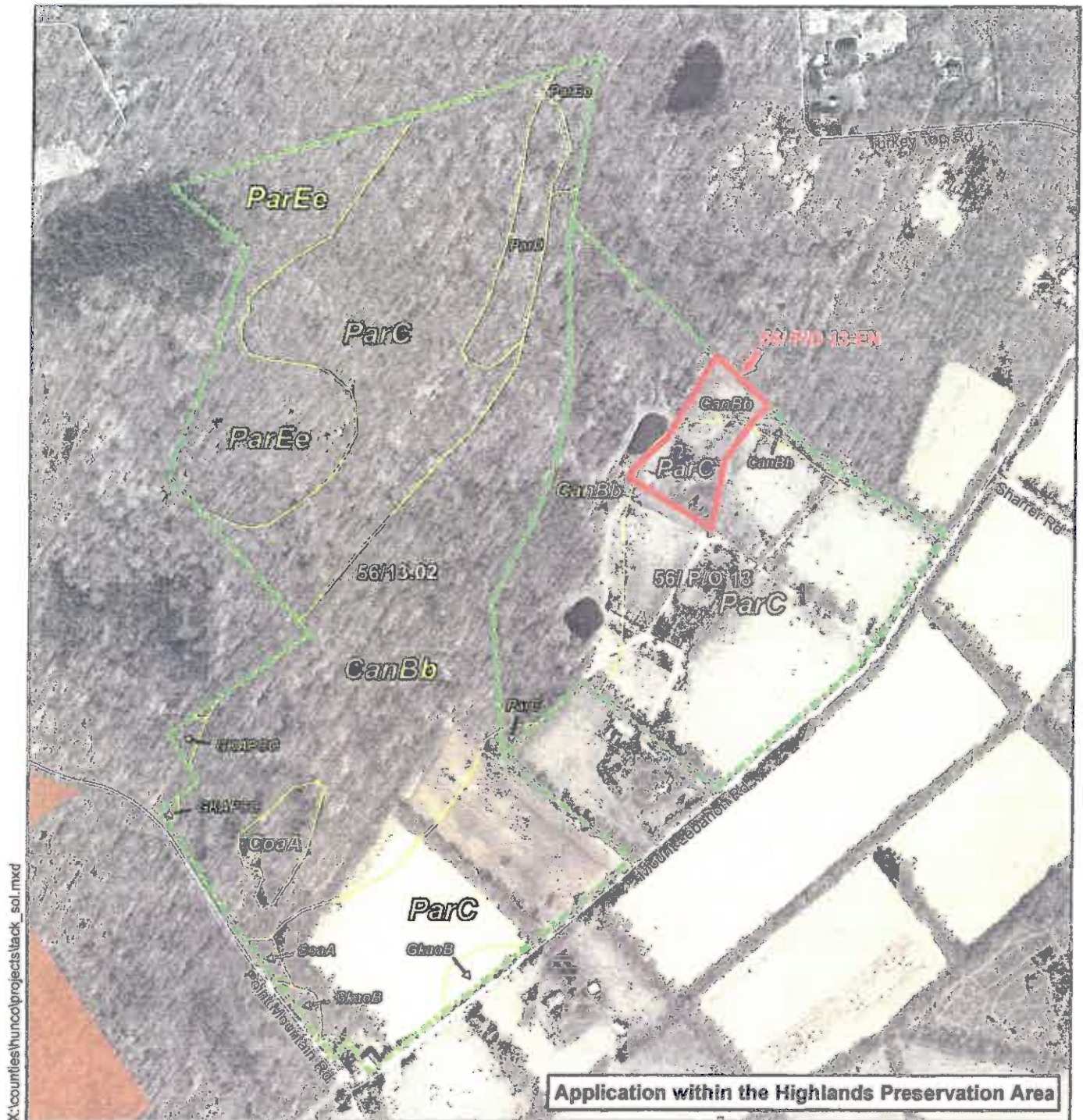

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Soils

Schedule A



Application within the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Douglas and Susan Tack
Block 56 Lots 13.02 (72.7 ac); P/O 13 (30.0 ac)
& P/O 13-EN (non-severable exception - 2.5 ac)
Gross Total = 105.2 ac
Lebanon Twp., Hunterdon County

500 250 0 500 1,000 Feet

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



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Sources:
NRCS - SSURGO 2013 Soil Data
NJDOT Road Data
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

July 29, 2014

Wetlands

Schedule B

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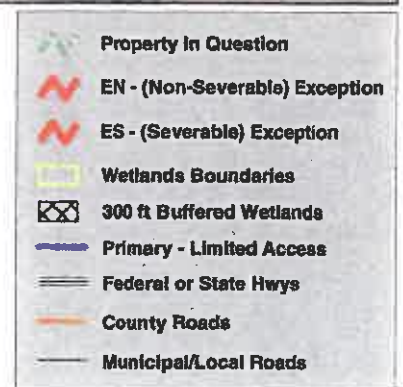
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Tack, Douglas and Susan
Block 56 Lots P/O 13 (31.5 ac)
& P/O 13-EN (non-severable exception - 1.0 ac)
Gross Total = 32.5 ac
Lebanon Twp., Hunterdon County



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

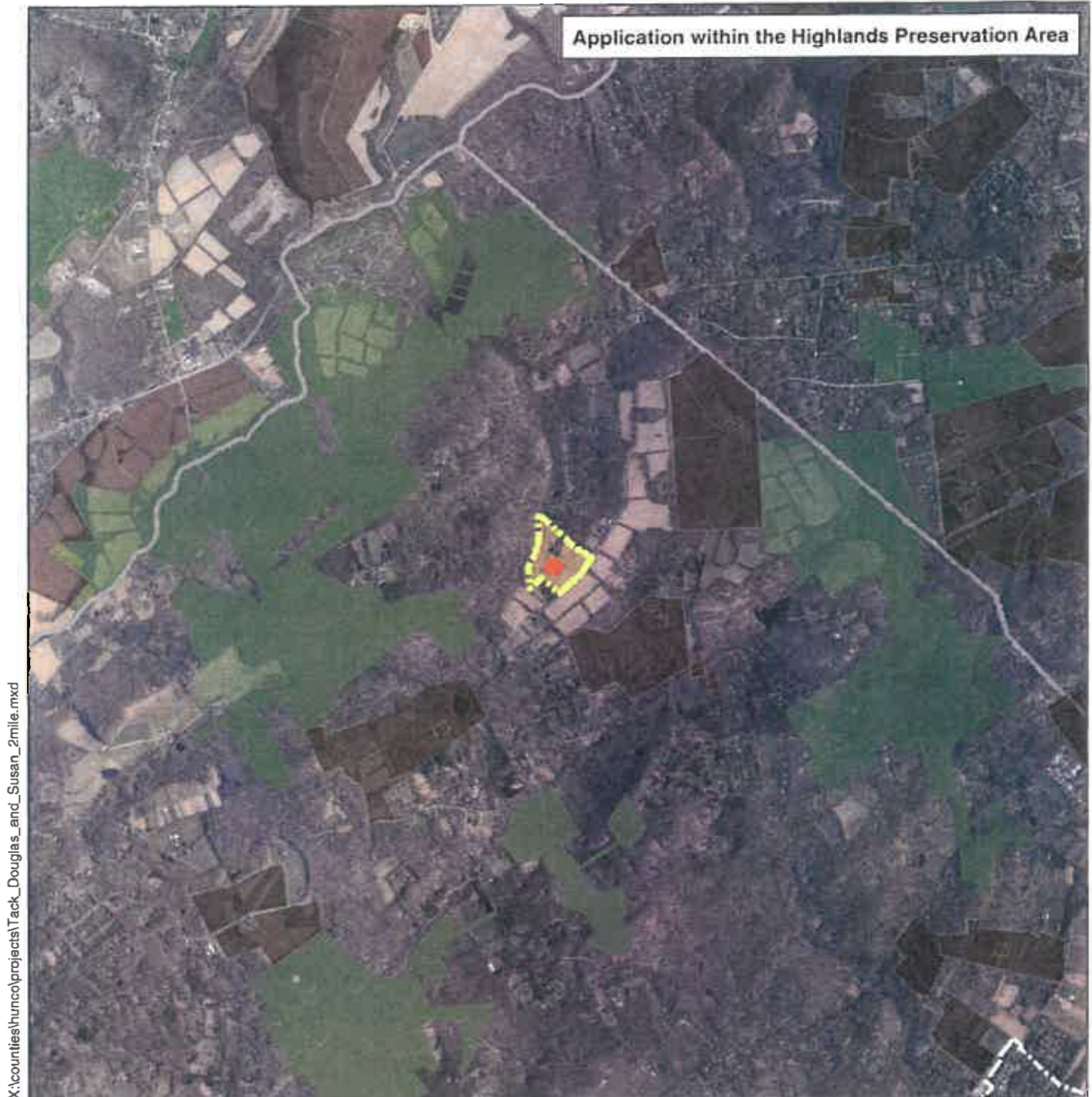
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Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

October 11, 2017

Preserved Farms and Active Applications Within Two Miles

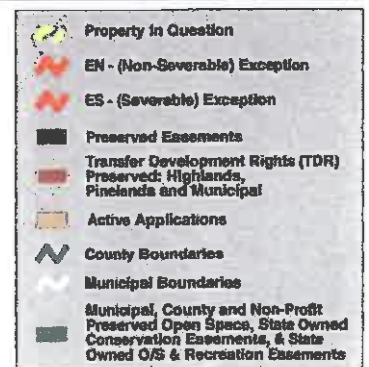


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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Tack, Douglas and Susan
Block 56 Lots P/O 13 (31.5 ac)
& P/O 13-EN (non-severable exception - 1.0 ac)
Gross Total = 32.5 ac
Lebanon Twp., Hunterdon County

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



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

October 11, 2017

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

GENERAL INFORMATION

COUNTY OF Hunterdon Lebanon Twp. 1019

APPLICANT Tack, Douglas & Susan

PRIORITIZATION SCORE

SOILS:	Other	100% *	0	=	.00
SOIL SCORE:					.00

TILLABLE SOILS:	Cropland Harvested	51% *	.15	=	7.65
	Other	2% *	0	=	.00
	Wetlands	16% *	0	=	.00
	Woodlands	31% *	0	=	.00
TILLABLE SOILS SCORE:					7.65

BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)	20% *	.06	=	1.20
	Residential Development	19% *	0	=	.00
	Streams and Wetlands	41% *	.18	=	7.38
	Woodlands	12% *	.06	=	.72
	Parks (limited use)	6% *	.14	=	.84
	Commercial	2% *	0	=	.00
BOUNDARIES AND BUFFERS SCORE:					10.14

CONTIGUOUS PROPERTIES / DENSITY:	Tack	Restricted Farm or Current Application	2		
	Weeks	Restricted Farm or Current Application	2		
	Stonegate Farms	Restricted Farm or Current Application	2		
	Tullo	Restricted Farm or Current Application	2		
DENSITY SCORE:					8.00

LOCAL COMMITMENT:	100% *	20	=	20.00
LOCAL COMMITMENT SCORE:				20.00

SIZE:					SIZE SCORE:
					2.58

IMMIMENCE OF CHANGE: SADC Impact factor = 1.94

IMMINENCE OF CHANGE SCORE: 1.94

COUNTY RANKING:

EXCEPTIONS: EXCEPTION SCORE: .00

TOTAL SCORE: 50.31

Tack Farm

Application is Within the NJDEP Env Sensitive Area

Application within the Highlands Preservation Area

Tack Farm

Morris County

Warren County

Somerset County

Mercer County

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Douglas and Susan Tack
Block 58 Lot13 (30.0 ac)
& P/O 13-EN (non-severable exception - 2.5 ac)
Gross Total = 32.5 ac
Lebanon Twp., Hunterdon County

25,000 12,500 0 25,000 50,000 Feet



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Source:
Green Acres Conservation Easement Data
NJDEP Environmentally Sensitive Areas
(pursuant to the Permit Extension Act of 2008)
NJDEP Highlands Data

June 14, 2013

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R10(12)

**ELIGIBLE FARM REVIEW AND WAIVER
For
HUNTERDON COUNTY PLANNING INCENTIVE GRANT**

**On the Property of
Grochowicz, Thomas & Michelle (Boro)
SADC ID# 10-0414-PG
Boroughs of Glen Gardner and Hampton and Bethlehem Township**

OCTOBER 26, 2017

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Hunterdon County ("County") pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the County received SADC approval of its FY2017 PIG Plan application annual update on May 26, 2016; and

WHEREAS, on February 28, 2012, the SADC received a Planning Incentive Grant ("PIG") application from Hunterdon County for the Grochowicz Farm, identified as Block 11, Lots 1, 2, & 2.2 Hampton Boro and Block 1, Lot 1.01 Glen Gardner Boro, Block 46, Lot 2 Bethlehem Township, totaling approximately 86.3 gross acres hereinafter referred to as "Property" and as identified on the attached map (Schedule A); and

WHEREAS, the property is in the Highlands Preservation Area and has been owned by the family since before 2004 and appears to be eligible, and must be appraised, along with current zoning, under 01/01/04 zoning and environmental conditions pursuant to the enactment of P.L.2015, c.5, which extends the dual-appraisal provision only to farms in the Highlands region; and

WHEREAS, the Property is located in the County's Bethlehem East Project Area; and

WHEREAS, the Property is not located within the County Agriculture Development Area (ADA) however, the County is in the process of updating its comprehensive ADA plan and have confirmed this farm will be included; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.3 the Property is required to be included within the ADA, therefore, this waiver is conditioned upon County adoption and SADC certification, of an amended ADA which includes the Property prior to requesting SADC Final Approval; and

WHEREAS, the Property currently supports a corn, hay and beef operation; and

WHEREAS, the application for the Property submitted by the County includes:

- One(1), approximately 1-acre non-severable exception area for and limited to one future single family residential unit; and

- two (2), approximately 2-acre severable exception areas each for and limited to one future single family residential units; and
- one (1) 7-acre severable exception for future flexibility of use and zero residential uses, resulting in approximately 74.3 net acres to be preserved; and

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

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets the minimum standards as per N.J.A.C. 2:76-6.20 and has a quality score of 41.12 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing standards for determining an "eligible farm" by determining minimum score requirements in the County Planning Incentive Grant Program (PIG); and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the County Easement Purchase Program and/or the County Planning Incentive Grant Program within the previous three fiscal years, as determined by the SADC ; and

WHEREAS, on July 28, 2016 Resolution #FY2017R7(5) was approved by the SADC memorializing standards for determining Eligible farms for the County PIG program, (effective January 1, 2017 - December 31, 2017); and

WHEREAS, the quality score for the property is 41.12 which is lower than the approved 70% Average Quality score for Hunterdon County of 47; and

WHEREAS, because the Property does not meet the minimum score, the SADC will consider on a case by case basis, a waiver of the minimum score criterion pursuant to N.J.A.C. 2:76-17.9(a)7 for applications submitted under the county planning incentive grant program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7i the Committee may grant a waiver of the minimum score criteria upon a finding that any of the following apply:

- (A) The conversion of the farm to non-agricultural use will likely cause a substantial negative impact on the public investment made in farmland preservation within the project area;
- (B) The subject property is of exceptionally high agricultural resource value based on soil characteristics; or
- (C) The subject property represents a unique and valuable agricultural resource to the surrounding community, and the Committee finds that it has a reasonable opportunity to remain agriculturally viable.

WHEREAS, the Hunterdon County Agriculture Development Board (CADB) has requested that the SADC provide a waiver of the minimum score criteria based on the following which meet the requirements of N.J.A.C. 2:76-17.9(a)7i (1)(B) and (C) above (Schedule C):

- The farm is a multi-generational operation providing a unique and valuable resource to the surrounding community.
- The farm is prominently located on the southbound side of State Highway 31 facilitating the farm's capacity for direct marketing and agricultural tourism in the area.
- The farm is situated within three municipalities and it would become the only preserved farm in both Glen Gardner and Hampton Boroughs where both municipalities are supportive of preservation and recognize the farm as one the last remaining tracts of farmland in their jurisdictions.
- The farm is adjacent to an elementary school where it serves as an educational backdrop, reflecting New Jersey's solvent agrarian industry for the students and staff.
- The physical characteristics of the farm otherwise qualify it as a high quality application including road frontage and access to the north and east of the property.
- The tillable acreage is high at almost 80% and 76% of the soils are classified as Prime and Statewide Important.
- The size of the farm, at 86 gross acres, make it well suited for a variety of agriculture.

WHEREAS, based on the factors presented by the CADB above SADC staff recommends the SADC provide a waiver for the Grochowicz Farm; and

NOW THEREFORE BE IT RESOLVED, pursuant to N.J.A.C. 2:76-17.9(a)7i (1) (C) the SADC finds that the subject property represents a unique and valuable agricultural resource to the surrounding community and the Committee finds that it has a reasonable opportunity to remain agriculturally viable based on the following:

- The tillable acreage is high at almost 80%.
- 76% of the soils are classified as Prime and Statewide Important.
- The Property, at 86 gross acres, make it well suited for a variety of agriculture uses
- The Property's accessible location provides a unique and valuable resource to the surrounding community.
- The Property is located in the Highlands Preservation area which is identified as an area most critically in need of protection by the Highlands Act and farmland preservation is one of the few protection tools for the landowner; and

BE IT FURTHER RESOLVED, the SADC grants a waiver of the minimum score criteria for the Grochowicz Farm; and

BE IT FURTHER RESOLVED, pursuant to N.J.A.C. 2:76-6.3 the Property is required to be included within the ADA, therefore, this waiver is conditioned upon County adoption and SADC certification, of an amended ADA which includes the Property prior to requesting SADC Final Approval; and

BE IT FURTHER RESOLVED, that the SADC shall notify the County in writing that the application has been granted a waiver and SADC staff will finalize the preliminary approval as per N.J.A.C. 2:76-17.9 ; 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.

10/26/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Wetlands



X:\counties\huncolor\projects\Grochowicz_Thomas_and_Michelle_(Boro)_fww.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Grochowicz, Thomas and Michelle (Boro)
 Bethlehem Twp. - Block 46 Lot 2 (16.0 ac);
 Glen Gardner Boro - Block 1 Lots P/O 1.01 (27.8 ac) & P/O 1.01-ES (severable exception - 7.0 ac);
 Hampton Boro - Block 11 Lots P/O 1 (8.1 ac); P/O 1-ES (severable exception - 2.0 ac);
 P/O 2.2 (7.7 ac); P/O 2.2-EN (non-severable exception - 1.0 ac);
 P/O 2 (14.7 ac) & P/O 2-ES (severable exception - 2.0 ac)
 Gross Total = 86.3 ac
 Hunterdon County

500 250 0 500 1,000 Feet
 NAD 83 / GCS NAD 83 / UTM 18Q UTM 18Q

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

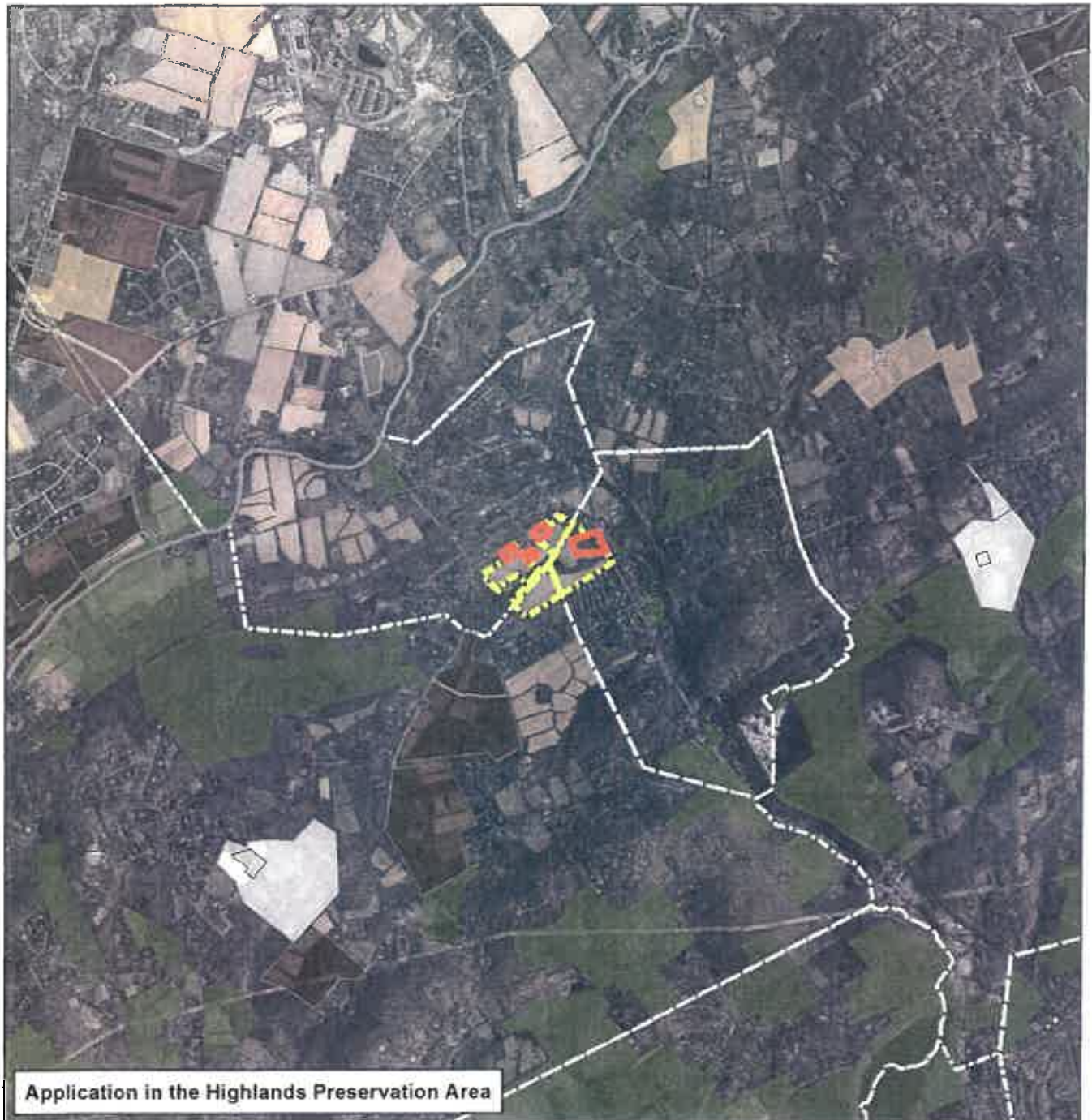
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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



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

Preserved Farms and Active Applications Within Two Miles

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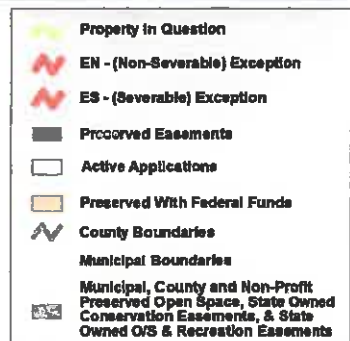


Application in the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Grochowicz, Thomas and Michelle (Boro)
 Bethlehem Twp. - Block 46 Lot 2 (16.0 ac);
 Glen Gardner Boro - Block 1 Lots P/O 1.01 (27.8 ac) & P/O 1.01-ES (severable exception - 7.0 ac);
 Hampton Boro - Block 11 Lots P/O 1 (8.1 ac); P/O 1-ES (severable exception - 2.0 ac);
 P/O 2.2 (7.7 ac); P/O 2.2-EN (non-severable exception - 1.0 ac);
 P/O 2 (14.7 ac) & P/O 2-ES (severable exception - 2.0 ac)
 Gross Total = 86.3 ac
 Hunterdon County

2,500 1,250 0 2,500 5,000 7,500 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
 Great Acres Conservation Easement Data
 NJOT/OGIS 2015 Digital Aerial Image

July 26, 2017

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

GENERAL INFORMATION

COUNTY OF Hunterdon Glen Gardner Boro 1012
APPLICANT Grochowicz, Thomas & Michelle (Boro)

PRIORITIZATION SCORE

SOILS:	Other	27% *	0	=	.00
	Prime	33% *	.15	=	4.95
	Statewide	40% *	.1	=	4.00

SOIL SCORE: 8.95

TILLABLE SOILS:	Cropland Harvested	79% *	.15	=	11.85
	Wetlands	10% *	0	=	.00
	Woodlands	11% *	0	=	.00

TILLABLE SOILS SCORE: 11.85

BOUNDARIES AND BUFFERS:	Commercial	16% *	0	=	.00
	Farmland (Unrestricted)	9% *	.06	=	.54
	Parks (high use)	9% *	.05	=	.45
	Residential Development	60% *	0	=	.00
	Streams and Wetlands	3% *	.18	=	.54
	Woodlands	3% *	.06	=	.18

BOUNDARIES AND BUFFERS SCORE: 1.71

CONTIGUOUS PROPERTIES / DENSITY:	Grochowicz	Restricted Farm or Current Application	2
	Grochowicz	Restricted Farm or Current Application	2
	Bartnett	Restricted Farm or Current Application	2
	Bunting	Restricted Farm or Current Application	2

DENSITY SCORE: 8.00

LOCAL COMMITMENT:	100% *	9	=	9.00
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LOCAL COMMITMENT SCORE: 9.00

SIZE:	SIZE SCORE: 5.61
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IMMIMENCE OF CHANGE:	IMMINENCE OF CHANGE SCORE: .00
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COUNTY RANKING:

EXCEPTIONS:	Exceptions amount to more than 10% of Property	EXCEPTION SCORE: -4.00
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TOTAL SCORE: 41.12

Hunterdon County Agriculture Development Board

Hunterdon County Administration Building #1
Route 12 County Complex
PO Box 2900
Flemington, New Jersey 08822-2900

9/27/17

Mr. Douglas H. Fisher, Chairman
State Agriculture Development Committee
PO Box 330
Trenton, New Jersey 08625-0330

RE: County Planning Incentive Grant
Grochowicz, Thomas and Michelle (Grochowicz North Farm)
Block 46 Lot 2- Bethlehem Township
Block 1 Lot 1.01- Glen Gardner Borough
Block 11 Lots 1, 2, and 2.2- Hampton Borough

Dear Secretary Fisher,

Hunterdon County is in receipt of a County Planning Incentive Grant application for the Grochowicz North Farm. This farm is novel in ways which may not be reflected in the scoring parameters typical of the program. Because of this, Hunterdon County feels that the insufficient score that it has received utilizing State Agriculture Development Committee's criteria should not disqualify it from the program. This letter serves as a request for the SADC to waive the minimum score criterion for Grochowicz Farm pursuant to N.J.A.C. 2:27-17.9(a) 7.

The Grochowicz Farm is a multi-generational operation prominently located on the southbound side of State Highway 31 and it is primarily this location that makes it a unique and valuable resource to the surrounding community. The farm is situated within three municipalities and has consistently remained a viable and focal point of agricultural tourism in the area. It would become the only preserved farm in both Glen Gardner and Hampton Boroughs where both municipalities are supportive of preservation and recognize the farm as one the last remaining tracts of farmland in their jurisdictions. The farm surrounds the playground at Hampton Borough's Elementary School and draws the eye to the sweeping vistas of the highlands landscape. CADB members have remarked that although this farm's location is superficially atypical of the program, its value to the community is high, particularly for the elementary school children where it serves as an educational backdrop reflecting New Jersey's solvent agrarian industry.

The physical characteristics of the farm otherwise qualify it as a high quality application including road frontage and access to the north and east of the property. Tillable acreage is high at almost 80%, 76% of the soils are classified as Prime and Statewide importance, and its sheer size of 86 acres make it well suited for a variety of agriculture. The inherent direct marketing capacity for local customers is extraordinary as is the proximity to the highway for ease of transport of farm products to further markets. This combination of quality land and strategic location clearly demonstrate the farm's future viability.

Thank you for taking the time to understand what makes the Grochowicz North Farm such a unique preservation application. I sincerely hope that Committee concurs that this is a valuable preservation endeavor and approves the minimum score waiver request for the Grochowicz Farm.

Sincerely,



Melanie J. Mason
Hunterdon County CADB and
Farmland Preservation Program Administrator



Telephone: (908) 788-1490 / Telecopier: (908) 788-1662
<http://www.co.hunterdon.nj.us/cadb.html>

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R10(13)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**KINGWOOD TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Gaetano DeSapio ("Owner")
Kingwood Township, Hunterdon County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID# 10-0390-PG**

OCTOBER 26, 2017

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 Kingwood Township, Hunterdon County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Kingwood Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on February 1, 2016 the SADC received an application for the sale of a development easement from Hunterdon County for the subject farm identified as Block5, Lot 6, Kingwood Township, Hunterdon County, totaling approximately 64.4 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Hunterdon County's South Project Area and Kingwood Township's Project Area; and

WHEREAS, the Property includes one (1), approximately 2-acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 62.4 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and (0) 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, pursuant to N.J.A.C. 2:76-17.9A(b) on January 11, 2017 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. 2:76-17.11, on June 22, 2017 the SADC certified a development easement value of \$8,300 per acre based on zoning and environmental regulations in place as of the current valuation date April 2017; and

WHEREAS, the Owner accepted the Township's offer of \$8,300 per acre for the development easement for the Property; and

WHEREAS, the Hunterdon Land Trust submitted a parcel application to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) FY17 Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE); and

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

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including a restriction to one (1) future Division of the Premises and a 4.33% maximum impervious coverage restriction (approximately 2.6 acres) for the construction of agricultural infrastructure on the Property outside of the exception area, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, the ALE grant will be based on an estimated current easement value of \$8,300 per acre equating to an ALE grant of \$4,150 per acre (50% of \$8,300) or approximately \$258,960 in total RCPP funds; and

WHEREAS, since submission of the application to the SADC, the Hunterdon County Agriculture Development Board (CADB) has not approved the use of ALE grants; therefore and in order to move the application forward, the Township asked to move the application forward in the Township's Municipal Planning Incentive Grant; and

WHEREAS, due to a shortage of available Township funds, the Township requested the ALE grant funds be used to cover the entire local cost share and any remaining funds will be used to offset the SADC grant need; and

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

WHEREAS, 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 October 5, 2017 the Kingwood Township Committee approved the application but is not participating financially in the easement purchase due to the anticipated receipt of the ALE funds; and

WHEREAS, this final approval is conditioned upon ALE funding in an amount sufficient enough to cover the County and Township's cost share; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 62.4 net easement acres):

	Total	ALE \$	New Cost Share	New Cost Share/Acre
SADC	\$315,120 (5,050/acre)	\$56,160	\$258,960	\$4,150/acre
Kingwood Township	\$202,800 (3,250/acre)	\$202,800	\$0	\$0
ALE Grant			\$258,960	\$4,150/acre
TOTAL	\$517,920 (8,300/acre)	\$258,960	\$517,920	\$8,300/acre

WHEREAS, because the ALE grant amount has not been solidified, Kingwood Township is requesting the SADC encumber the full grant amount \$5,050 per acre or approximately \$315,120 from the available municipal PIG funding and sufficient funds are available (Schedule B);and

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Kingwood Township for the purchase of a development easement on the Property, comprising approximately 62.4 net easement acres, at a State cost share of \$5,050 per acre, (60.84% of certified easement value and purchase price), for a total grant need of approximately \$315,120 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 2-acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses; and

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

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining ALE grant funds (estimated \$54,360) to offset SADC grant needs on the Property; and

BE IT FURTHER RESOLVED, this approval is conditioned upon receipt of ALE funds sufficient enough to cover the Township's cost share or in absence of ALE funding a resolution by the Township to commit the funds needed to cover the total local cost share; and

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

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C; 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.

10/26/17
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

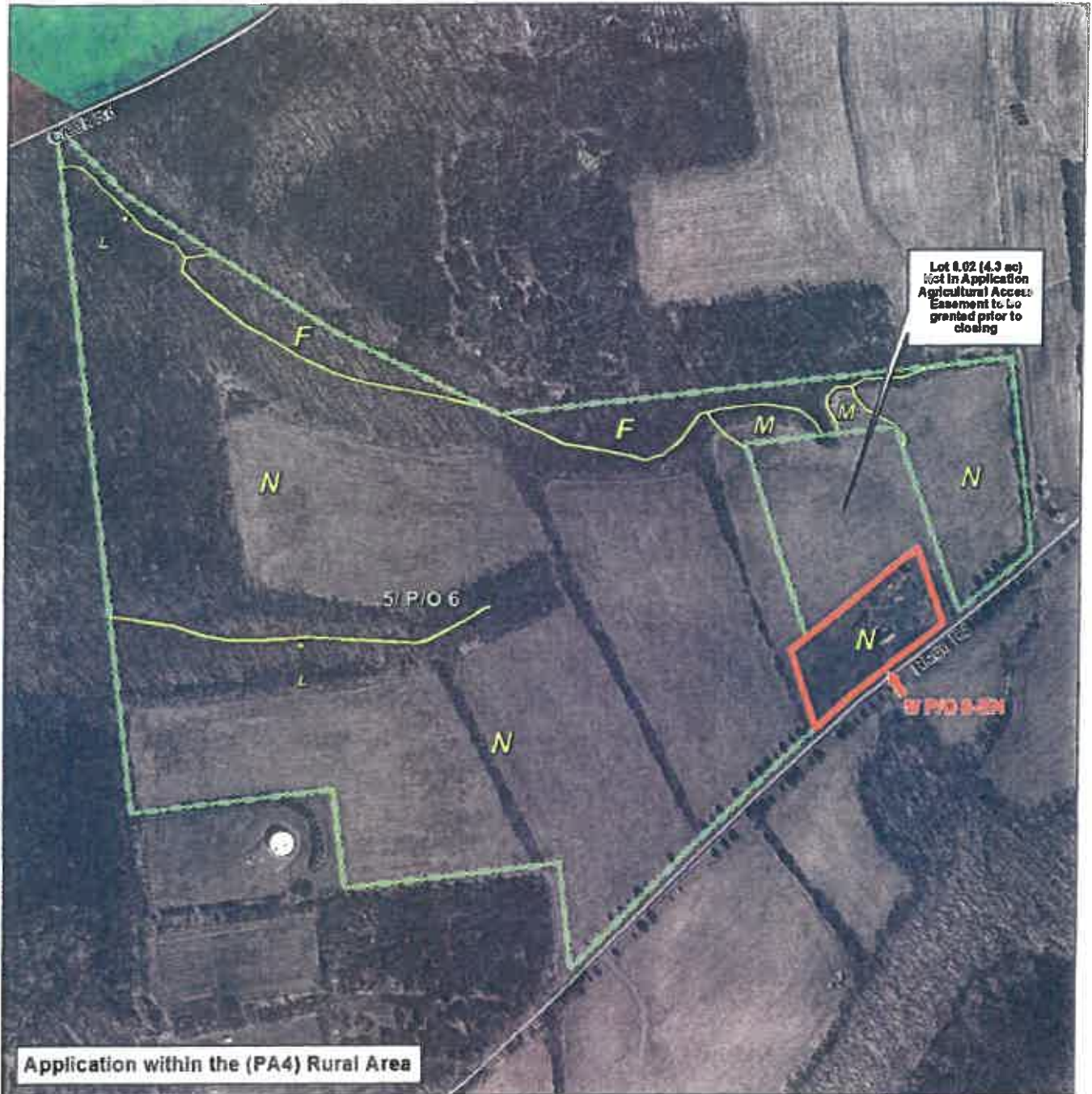
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Wetlands

Schedule A

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Gaetano De Sapio/Brown Farm
Block 5 Lots P/O 6 (62.4 ac)
& P/O 6-EN (non-severable exception - 2.0 ac)
Gross Total = 64.4 ac
Kingwood Twp., Hunterdon County

500 250 0 500 1,000 Feet



Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Total 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 geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

February 29, 2016

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**Gaetano De Sapio/Brown Farm
Block 5 Lots P/O 6 (62.4 ac)
& P/O 6-EN (non-severable exception - 2.0 ac)
Gross Total = 64.4 ac
Kingwood Twp., Hunterdon 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
NJOT/OGIS 2012 Digital Aerial Image

February 29, 2016

SADC Municipal Pig Financial Status Schedule B

Kingwood Township, Hunterdon County

SADC ID#	Farm	Acres	SADC		Federal Grant		Grant			
			Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year			
							08	11	13	17
10-0281-PG	Felix	169.9700	1,529,730.00	917,838.00	645,886.00	387,531.60	917,838.00	530,306.40	530,306.40	1,469,693.60
10-0322-PG	Felix ancillary costs	108.1500	1,081,490.00	616,449.30	508,289.49	97,323.29	616,449.30	519,126.01	519,126.01	1,459,869.60
10-0390-PG	Makatura/ Maplewood	60.4000	501,320.00	305,020.00			305,020.00			940,743.59
	DeSapio, Gaetano (Brown)									635,723.59
Closed	2	278.120	2,611,220.00	1,534,287.30	1,154,175.49	484,854.89				
Encumbered	1	60.400	501,320.00	305,020.00						
							Encumber/Expended FY09	Encumber/Expended FY11	Encumber/Expended FY13	Encumber/Expended FY17
								190,743.59	114,276.41	
							Total	750,000.00	309,256.41	385,723.59
									250,000.00	635,723.59

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

DeSapio, Gaetano M. (Brown Farm)
10- 0390-PG
PIG EP - Municipal 2007 Rule
62 Acres

Block 5	Lot 6	Kingwood Twp.	Hunterdon County
SOILS:		Other	26% * 0 = .00
		Prime	33% * .15 = 4.95
		Statewide	41% * .1 = 4.10
		SOIL SCORE:	9.05
TILLABLE SOILS:		Cropland Harvested	60% * .15 = 9.00
		Wetlands	6% * 0 = .00
		Woodlands	34% * 0 = .00
		TILLABLE SOILS SCORE:	9.00
FARM USE:	Hay	38 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st two (2) acres for Existing residence
 - Exception is not to be severed from Premises
 - c. Additional Restrictions:
 1. FY16 ALE via Hunterdon Land Trust Regional Conservation Partnership Program (RCPP) restricted to one (1) future Division of the Premises and subject to 4.33% maximum impervious cover restriction on the Premises outside of the exception area.
 - 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 FY2018R10(14)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
HOPEWELL TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Auer Associates I, LLC ("Owners")
Hopewell Township, Mercer County

N.J.A.C. 2:76-17A. et seq.
SADC ID# 11-0179-PG

OCTOBER 26, 2017

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, Hopewell Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on September 7, 2016 the SADC received an application for the sale of a development easement from Hopewell Township for the subject farm identified as Block 95, Lot 2, Hopewell Township, Mercer County, totaling approximately 51 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1), approximately 2-acre non-severable exception area for one (1) future single family residential unit resulting in approximately 49 net acres to be preserved; and

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

WHEREAS, the Property is currently an equine operation with approximately 31.9 acres in production as pasture and hay production (Schedule B); and

WHEREAS, approximately 0.7 acres is devoted to equine service (boarding and riding ring); and

WHEREAS, the equine map (Schedule B) and specialized "Equine Schedule B" (Schedule B) will be recorded with the Deed of Easement; 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 1, 2016 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 May 25, 2017 the SADC certified a development easement value of \$13,500 per acre based on current zoning and environmental regulations in place as of February 4, 2017; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the Township's offer of \$13,500 per acre for the development easement for the Property; and

WHEREAS, on October 2, 2017 the Mercer County Agriculture Development Board (CADB) passed a resolution supporting the preservation of the Auer Associates 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, 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; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on August 28, 2017 the Hopewell Township Committee passed Resolution #17-267 approving the application and a funding commitment of \$5,400 per acre; and

WHEREAS, the cost share breakdown is as follows (based on approximately 49 net easement acres):

	<u>Total</u>	
SADC	\$396,900	(\$ 8,100 per acre and 60% of CMV)
Hopewell Twp.	<u>\$264,600</u>	<u>(\$ 5,400 per acre and 40% of CMV)</u>
Total Easement Purchase	\$661,500	(\$13,500 per acre)

WHEREAS, Hopewell Township is requesting \$396,900 and sufficient funds are available (Schedule C); 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 Hopewell Township for the purchase of a development easement on the Property, comprising approximately 49 net easement acres, at a State cost share of \$8,100 per acre, (60% of certified easement value and purchase price), for a total grant need of approximately \$396,900 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 2-acre non-severable exception area for one (1) future single family residential unit; and

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

BE IT FURTHER RESOLVED, the SADC shall enter into a three way agreement for Sale of Development Easement with the owner and Hopewell Township; and

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

BE IT FURTHER RESOLVED, with the approval of the Township, the SADC's Planning Incentive Grant to the Township shall be paid directly to the landowner, via the title company, upon the SADC's acquisition of the development easement; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C; 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; 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.

10/26/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



FARMLAND PRESERVATION PROGRAM

NJ State Agriculture Development Committee

Auer Associates I, LLC
 Block 95 Lots P/O 2 (49.2 ac)
 & Lot P/O 2-EN (non-severable exception – 2.0 ac)
 Gross Total = 51.2 ac Hopewell Twp., Mercer County



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

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

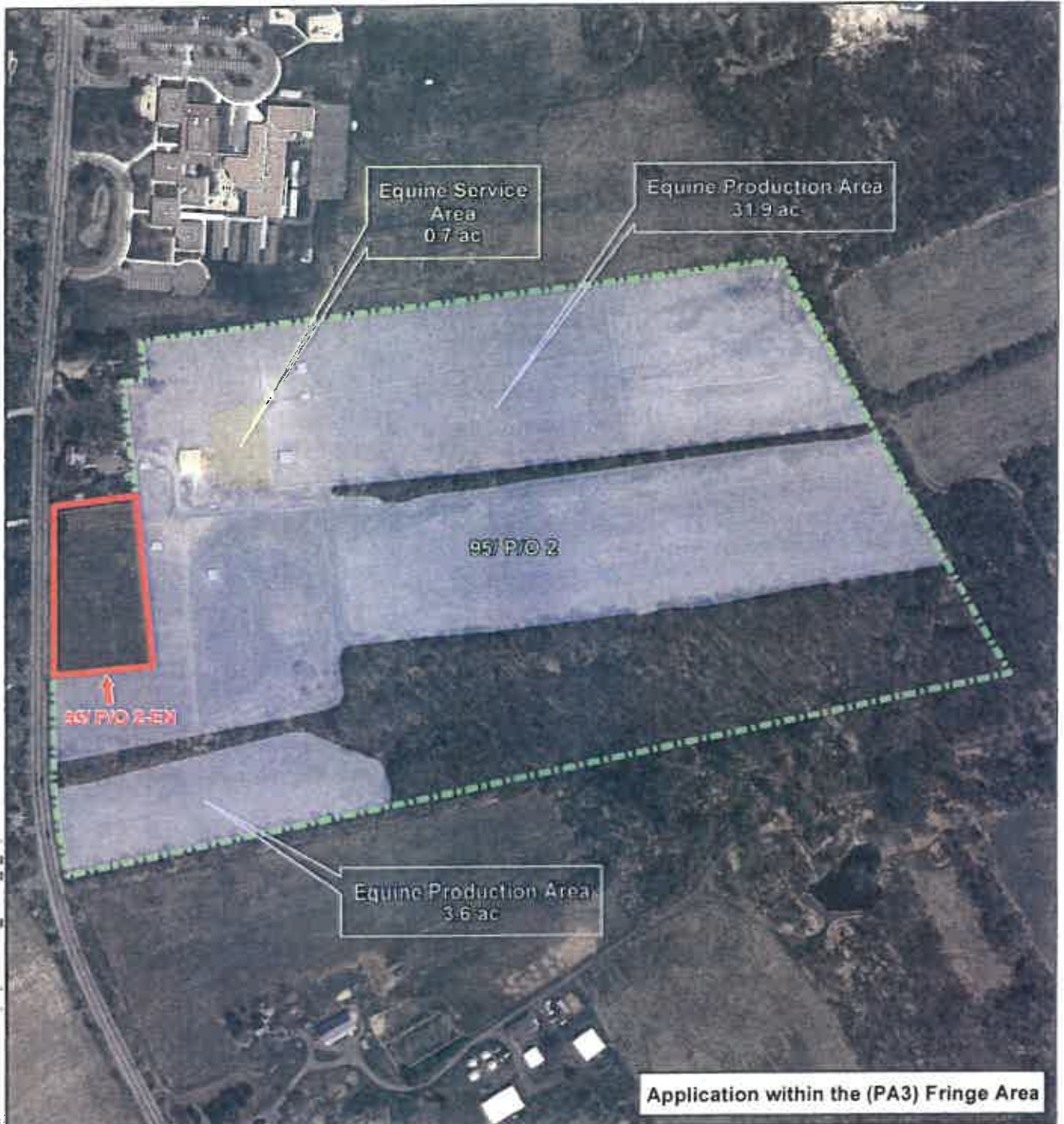


Wetlands Legend:
 F - Freshwater Wetlands
 L - Linear Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 B - 300' Buffer
 W - Water

October 12, 2016

Auer Associates I, LLC - Equine Areas Schedule B

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Auer Associates I, LLC
Block 95 Lots P/O 2 (49.2 ac)
& Lot P/O 2-EN (non-severable exception – 2.0 ac)
Gross Total = 51.2 ac Hopewell Twp., Mercer County

250 125 0 250 500 Feet



	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Equine Production Area - 35.5 ac
	Equine Service Area - 0.7 ac

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The confirmation 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:
NJDOT Road Data
NJOT/OGIS 2015 Digital Aerial Image

October 12, 2016

Schedule B

SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee no non-agricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no non-agricultural uses exist.

Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the following uses occur on the Premises:

Horseback riding lessons, boarding, training and schooling horses, in an arena and stalls, as depicted on the survey dated _____, prepared by _____.

Grantor further certifies that the above uses (hereinafter "equine service activities") are currently ancillary to equine-related production, including pasturing, horse breeding and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that because the equine service activities are ancillary to equine-related production, the said equine service activities are deemed agricultural uses and are not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor also understands and agrees that if, in the future, equine service activities are no longer "ancillary" as defined above, then the equine service activities will be deemed non-agricultural and will be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

SADC Municipal Pig Financial Status Schedule C

Hopewell Township, Mercer County

SADC ID#	Farm	Acres	SADC		Federal Grant		Grant				
			Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year				
							09	11	13	17	Balance
11-0169-PG	Stony Brook	48.683	424,957.40	254,974.44	275,443.51	114,271.22	254,974.44	140,703.22	140,703.22	1,750,000.00	
11-0176-PG	Hopewell Twp. (Else)	92.249	959,387.52	575,632.51			575,632.51	570,891.98	570,891.98	1,609,296.78	
11-0179-PG	Auer Associates I, LLC	49.000	661,500.00	396,900.00			396,900.00			1,038,404.80	
										641,504.80	
Closed	2	140.932	1,384,344.92	830,606.95	275,443.51	114,271.22					
Encumbered	1	49.000	661,500.00	396,900.00							
							Encumber/Expended FY09	38,404.80	-	711,595.20	-
							Encumber/Expended FY11	358,495.20	-	-	141,504.80
							Encumber/Expended FY13	-	-	-	506,000.00
							Encumber/Expended FY17	-	-	-	-
							Total			641,504.80	

Schedule D

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Auer Associates I, LLC
11- 0179-PG
PIG EP - Municipal 2007 Rule
49 Acres

Block 95	Lot 2	Hopewell Twp.	Mercer County
SOILS:		Local	6% * .05 = .30
		Prime	74% * .15 = 11.10
		Statewide	20% * .1 = 2.00
			SOIL SCORE: 13.40
TILLABLE SOILS:		Cropland Harvested	72% * .15 = 10.80
		Wetlands	5% * 0 = .00
		Woodlands	23% * 0 = .00
			TILLABLE SOILS SCORE: 10.80
FARM USE:		Horse & Other Equine	10 acres
		Hay	25 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Execution of and agreement between the Municipality, State Agriculture Development Committee and Landowner.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st two (2) acres for future single family residence
 - Exception is not to be severed from Premises
 - Right to Farm language is to be included in Deed of Easement
 - 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 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 FY2018R10(15)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

PIESGROVE TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

**William K. Stoms Trustee of the William K. Stoms Revocable Trust ("Owner")
Pilesgrove Township, Salem County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID#17-0154-PG**

October 26, 2017

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, Pilesgrove Township received SADC approval of its FY2017 PIG Plan application annual update on May 26, 2016; and

WHEREAS, on October 19, 2015, the SADC received an application for the sale of a development easement from Pilesgrove Township for the subject farm identified as Block 24, Lot 5.03, Pilesgrove Township, Salem County, totaling 16.018 surveyed acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property has zero (0) housing opportunities, zero (0) agricultural labor units and (0) 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, pursuant to N.J.A.C. 2:76-17.9A(b) on December 1, 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. 2:76-17.11, on March 24, 2016, the SADC certified a development easement value of \$7,500 per acre based on zoning and environmental regulations in place as of the current valuation date February 4, 2016; and

WHEREAS, the Owner accepted the Township's offer of \$7,500 per acre for the development easement for the Property; and

WHEREAS, a parcel application was submitted by the New Jersey Conservation Foundation (NJCF) to the FY214 United States Department of Agriculture, Natural Resources Conservation Service (NRCS), Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and

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

WHEREAS, at this time the ALE approved current easement value has not been finalized, therefore, the ALE grant will be calculated based on the per acre value of the ALE appraisal submitted for approval on July 26, 2017 equating to an ALE grant of \$5,125.00 per acre (50% of \$10,250.00) or approximately \$82,092.25 in total ALE funds; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including a 7.33% maximum impervious coverage restriction (approximately 1.174 acres) for the construction of agricultural infrastructure on the Property, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, due to a shortage of available funds from the Township and Salem County the requested ALE grant funds are to be used to cover the entire local cost share and any remaining funds will be used to offset the SADC grant need; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on February 14, 2017, the Pilesgrove Township Committee approved the application but is not participating financially in the easement purchase due to the anticipated receipt of the ALE funds; and

WHEREAS, the Salem County Agriculture Development Board approved the application on March 22, 2017 and the Salem County Board of Chosen Freeholders approved the application on May 3, 2017; but is not participating financially in the easement purchase due to the anticipated receipt of the ALE funds; and

WHEREAS, this final approval is conditioned upon ALE funding in an amount sufficient enough to cover the County and Township's cost share; and

WHEREAS, the cost share breakdown is approximately as follows (based on 16.018 surveyed easement acres) when the ALE Grant is finalized and applied:

	Total	ALE \$	New Cost Share	New Cost Share/Acre
SADC	\$74,483.70	\$36,440.95	\$38,042.75	\$2,375/ acre
Salem County	\$22,825.65	\$22,825.65	0	\$0
Pilesgrove Twp	\$22,825.65	\$22,825.65	0	\$0
ALE Grant			\$82,092.25	\$5,125/ acre
TOTAL	\$120,135.00	\$82,092.25	120,135.00	\$7,500/ acre

WHEREAS, Pilesgrove Township is requesting the SADC encumber \$2,375 per acre or approximately \$38,042.75 from the available municipal PIG funding and sufficient funds are available (Schedule B); and

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

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

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

NOW THEREFORE BE IT RESOLVED, 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 16.018 net surveyed easement acres, at a State cost share of \$2,375 per acre, (32% of certified easement value and purchase price), for a total grant of approximately \$38,042.75 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

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

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining ALE grant funds (estimated \$36,440.95) to offset SADC grant needs on the Property; and

BE IT FURTHER RESOLVED, this approval is conditioned upon receipt of ALE funds sufficient enough to cover the Township and County's cost share or in absence of ALE funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the total local cost share; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding becomes available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C; 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.

10/26/17
Date



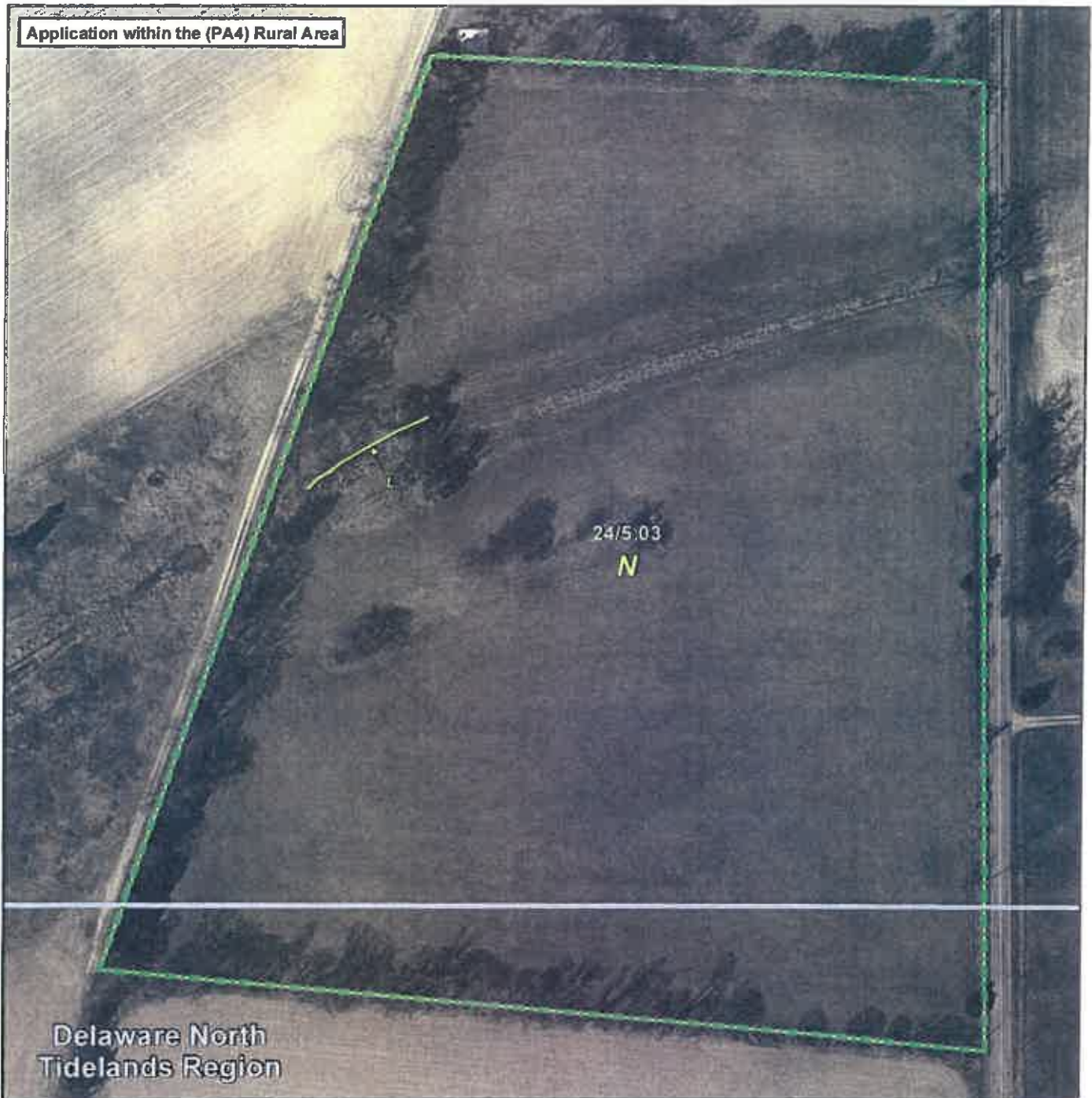
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Wetlands

Schedule A



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

William K. Stoms Trust/William K Stoms Trustee
Block 24 Lot 5.03 (16.3 ac)
Gross Total = 16.3 ac
Pilesgrove 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

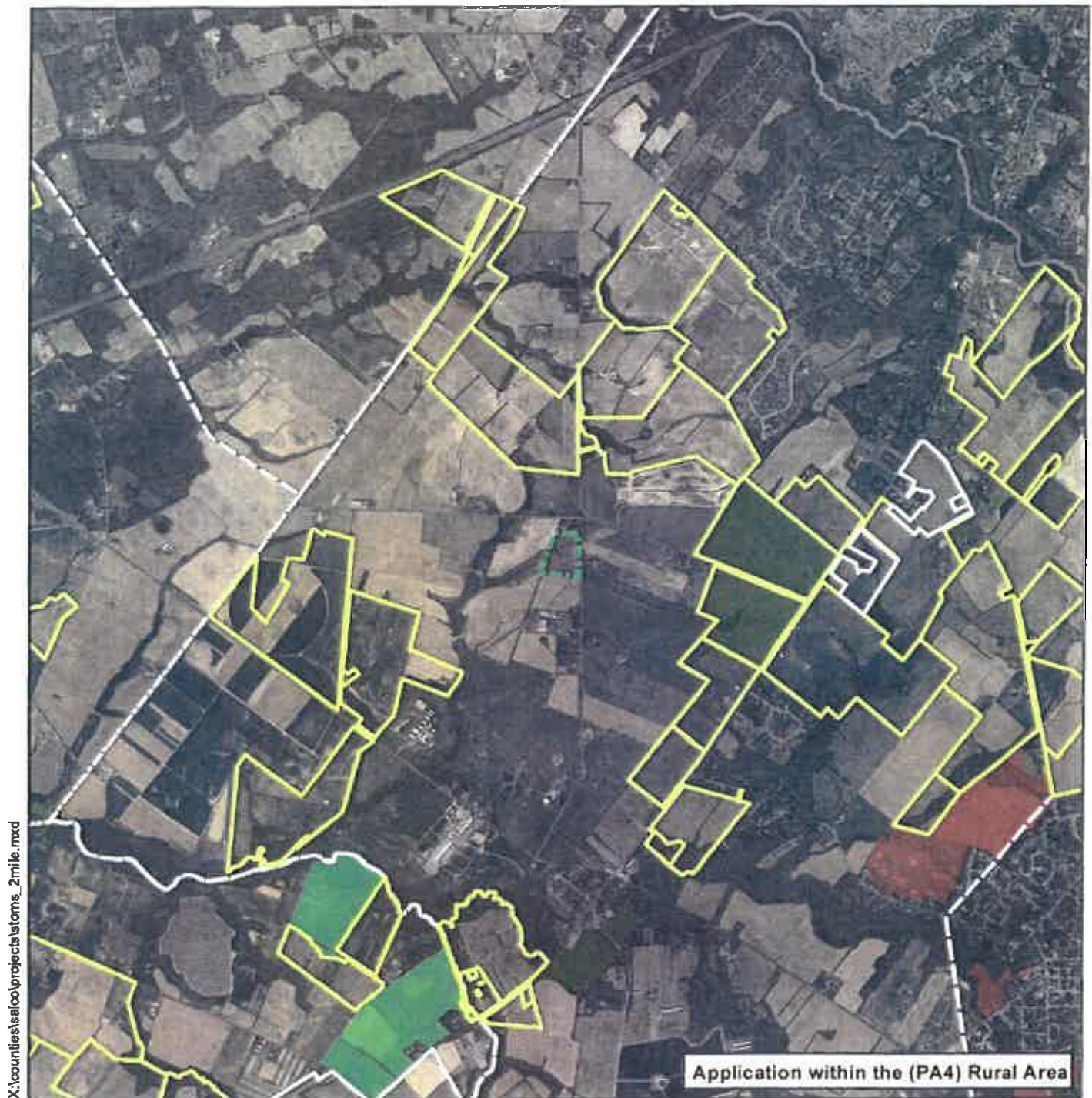


Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

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

November 4, 2015

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

William K. Stoms Trust/William K Stoms Trustee
Block 24 Lot 5.03 (16.3 ac)
Gross Total = 16.3 ac
Pilesgrove Twp., Salem County

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



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

NOTE:

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

November 4, 2015

SADC Municipal Pig Financial Status Schedule B

Pilesgrove Township, Salem County

SADC ID#	Farm	Acres	SADC		Federal Grant		Grant			
			Cost	Cost	Total	SADC	Encumbered	PV	Expended	Balance
			Basis	Share	Federal Grant	Federal Grant				
17-0094-PG	Williams Lot 1	29.7190	291,246.20	174,747.72	146,139.28	28,640.80	146,106.92	146,106.92	146,106.92	2,103,893.08
17-0092-PG	Lippincott	162.8340	1,253,238.80	764,170.00	643,536.12	154,469.32	609,700.68	609,700.68	609,700.68	1,494,192.40
17-0126-PG	Robbins	72.6190	662,559.30	391,535.58	331,687.59	70,663.88	320,871.70	320,871.70	320,871.70	1,173,320.70
	Lippincott Ancillary								13,607.00	1,159,713.70
	Williams Ancillary								9,127.50	1,150,586.20
17-0064-PG	Fittton	50.0810	485,591.70	291,355.02			291,355.02	291,355.02	291,355.02	859,231.18
17-0143-PG	Peters	37.0200	344,286.00	206,571.60			206,571.60	206,571.60	206,571.60	652,659.58
	Fittton and Peters Ancillary								13,972.00	638,687.58
17-0144-PG	Ostrum, Gordon J. Jr.	31.6400	253,120.00	124,977.97	128,142.00	18,193.00	124,977.97		8,433.50	513,709.61
	Robbins Ancillary									505,276.11
17-0153-PG	Wentzell, Wayne & Marlene	33.9120	235,010.16	75,741.43	159,268.73	61,602.17	75,741.43			429,534.68
17-0154-PG	Stroms, William K. (Revocable Trust)	16.0180	120,135.00	38,042.75	120,135.00	36,440.95	38,042.75			391,491.93
17-0155-PG	Atanasio, Philip R.	39.3040	276,700.16	94,305.62	182,394.53	66,840.97	94,305.63			297,186.30
Closed	5	342,2530	3,026,922.00	1,828,379.92	1,120,384.99	253,774.00				-
Encumbered	4	120,8740	884,985.32	333,067.78	589,940.26	183,077.09				-
							Encumber/Expended Fy09	-	750,000.00	-
							Encumber/Expended Fy11	-	437,184.92	-
							Encumber/Expended Fy13	-	432,351.00	-
							Encumber/Expended Fy17	-	-	297,186.30
							Total			297,186.30

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Willlliam K Stoms Trustee of the William K. Stoms Revocable Trust
17- 0154-PG
FY 2016 PIG EP - Municipal 2001 Rule
16 Acres

Block 24	Lot 5.03	Pilesgrove Twp.	Salem County		
SOILS:		Prime	80% *	.15	= 12.00
		Statewide	20% *	.1	= 2.00
				SOIL SCORE:	14.00
TILLABLE SOILS:		Cropland Harvested	93% *	.15	= 13.95
		Woodlands	7% *	0	= .00
				TILLABLE SOILS SCORE:	13.95
FARM USE:	Hay			15 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: 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 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. 2:76-6 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 FY2018R10(16)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

PILESGROVE TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Wayne and Marlene Wentzell ("Owner")
Pilesgrove Township, Salem County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID#17-0153-PG**

October 26, 2017

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, Pilesgrove Township received SADC approval of its FY2017 PIG Plan application annual update on May 26, 2016; and

WHEREAS, on October 19, 2015, the SADC received an application for the sale of a development easement from Pilesgrove Township for the subject farm identified as Block 41, Lot 5, Pilesgrove Township, Salem County, totaling 33.912 surveyed acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Pilesgrove Township's Route 40 Project Area; and

WHEREAS, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and (0) non-agricultural uses; and

WHEREAS, at the time of application the Property was in 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 November 15, 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. 2:76-17.11, on March 24, 2016, the SADC certified a development easement value of \$6,300 per acre based on zoning and environmental regulations in place as of the current valuation date February 4, 2016; and

WHEREAS, the Owner accepted the Township's offer of \$6,930 per acre for the development easement for the Property which is (higher than the certified easement, but not higher than the highest appraised value of \$9,400); and

WHEREAS, a parcel application was submitted by the New Jersey Conservation Foundation (NJCF) to the FY2014 United States Department of Agriculture, Natural Resources Conservation Service (NRCS), Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and

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

WHEREAS, at this time the ALE approved current easement value has not been finalized, therefore, the ALE grant will be calculated based on the per acre value of the ALE appraisal submitted for approval on July 26, 2017 equating to an ALE grant of \$4,696.53 per acre (50% of \$9,393.06) or approximately \$159,268.73 in total ALE funds; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including a 6% maximum impervious coverage restriction (approximately 2.03 acres) for the construction of agricultural infrastructure on the Property, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, due to a shortage of available funds from the Township and Salem County the requested ALE grant funds are to be used to cover the entire local cost share and any remaining funds will be used to offset the SADC grant need; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on February 14, 2017, the Pilesgrove Township Committee approved the application and a funding commitment of an estimated \$315.00 per acre to cover the local cost share; and

WHEREAS, the Salem County Agriculture Development Board approved the application on March 22, 2017 and the Salem County Board of Chosen Freeholders approved the application on May 3, 2017, but is not participating financially in the easement purchase due to the anticipated receipt of the ALE funds; and

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

WHEREAS, this final approval is conditioned upon ALE funding in an amount sufficient enough to cover the County and Township's cost share; and

WHEREAS, the cost share breakdown is approximately as follows (based on 33.912 surveyed easement acres):

	Total	ALE \$	New Cost Share	New Cost Share/Acre
SADC	\$137,343.60	\$61,602.17	\$75,741.43	\$2,233.47/acre
Pilesgrove Twp	\$59,515.56	\$59,515.56	\$0	\$0
Salem County	\$38,151.00	\$38,151.00	\$0	\$0
ALE Grant			\$159,268.73	\$4,696.53/acre
TOTAL	\$235,010.16	\$159,268.72	\$235,010.16	\$6,930.00/acre

WHEREAS, Pilesgrove Township is requesting the SADC to encumber \$2,344.47 per acre or approximately \$75,741.43 from the available municipal PIG funding and sufficient funds are available (Schedule B); and

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

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

NOW THEREFORE BE IT RESOLVED, 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 33.912 surveyed easement acres, at a State cost share of \$2,233.47 per acre, (35.45% of certified easement value and 32.23% purchase price), for a total grant of approximately \$75,741.43 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

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

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining ALE grant funds (estimated \$61,602.17) to offset SADC grant needs on the Property; and

BE IT FURTHER RESOLVED, this approval is conditioned upon receipt of ALE funds sufficient enough to cover the Township and County's cost share or in absence of ALE funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the total local cost share; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding becomes available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C; 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.

10/26/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Project Map

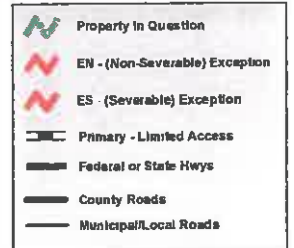
Schedule A

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Wayne and Marlene Wentzell
Block 41 Lot 5 (34.6 ac)
Gross Total = 34.6 ac
Pilesgrove Twp., Salem County

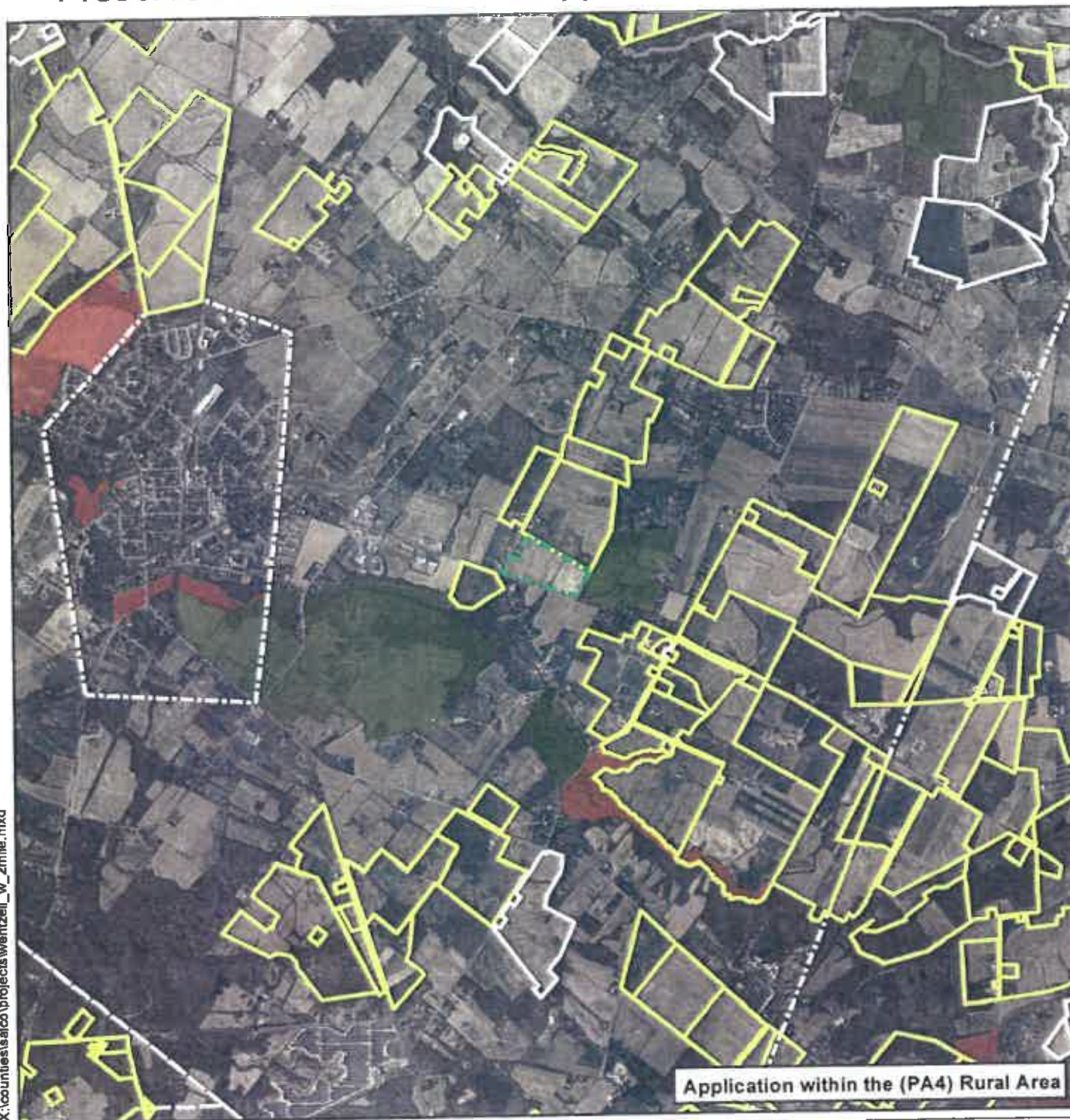


DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision 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:
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

October 30, 2015

Preserved Farms and Active Applications Within Two Miles

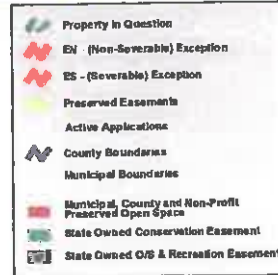


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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Wayne and Marlene Wentzell
Block 41 Lot 5 (34.6 ac)
Gross Total = 34.6 ac
Pilesgrove Twp., Salem County

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



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

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

October 30, 2015

SADC Municipal Pig Financial Status Schedule B

Pilesgrove Township, Salem County

SADC ID#	Farm	Acres	SADC		Federal Grant		Grant			
			Cost	Cost	Total	SADC	Encumbered	PV	Expended	Balance
			Basic	Share	Federal Grant	Federal Grant				
17-0094-PG	Williams Lot 1	29.7190	291,246.20	174,747.72	145,139.28	28,640.80	146,106.92	146,106.92	146,106.92	2,103,893.08
17-0092-PG	Lippincott	152.8340	1,253,238.80	764,170.00	643,538.12	154,469.32	609,700.68	609,700.68	609,700.68	1,494,192.40
17-0126-PG	Robbins	72.6190	652,559.30	391,535.58	331,587.59	70,663.88	320,871.70	320,871.70	320,871.70	1,173,320.70
	Lippincott Ancillary								13,607.00	1,159,713.70
	Williams Ancillary								9,127.50	1,150,586.20
17-0054-PG	Fiton	50.0610	485,591.70	291,355.02			291,355.02	291,355.02	291,355.02	859,231.18
17-0143-PG	Peters	37.0200	344,288.00	206,571.60			206,571.60	206,571.60	206,571.60	652,659.58
	Fiton and Peters Ancillary								13,972.00	638,687.58
17-0144-PG	Ostrum, Gordon J. Jr.	31.6400	253,120.00	124,977.97	128,142.00	18,193.00	124,977.97		8,433.50	513,709.61
	Robbins Ancillary									505,276.11
17-0153-PG	Wentzell, Wayne & Marlene	33.9120	235,010.16	75,741.43	159,288.73	61,602.17	75,741.43			429,534.68
17-0154-PG	Stroms, William K. (Revocable Trust)	16.0780	120,135.00	38,042.75	120,135.00	36,440.95	38,042.75			391,481.93
17-0155-PG	Atanasio, Phillip R.	39.3040	276,700.16	94,305.62	182,394.53	66,840.97	94,305.63			297,186.30
Closed	5	342,2530	3,026,922.00	1,828,379.92	1,120,364.99	253,774.00				
Encumbered	4	120.8740	884,965.32	333,067.78	569,940.26	183,077.09	62,815.08		750,000.00	
							Encumber/Expended FY11		437,184.92	
							Encumber/Expended FY13		432,561.00	
							Encumber/Expended FY17			297,186.30
							Total			297,186.30

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Wayne & Marlene Wentzell
17- 0153-PG
PIG EP - Municipal 2007 Rule
35 Acres

Block 41	Lot 5	Pilesgrove Twp.	Salem County		
SOILS:		Other	3% *	0	.00
		Prime	76% *	.15	= 11.40
		Statewide	21% *	.1	= 2.10
				SOIL SCORE:	13.50
TILLABLE SOILS:		Cropland Harvested	97% *	.15	= 14.55
		Other	3% *	0	= .00
				TILLABLE SOILS SCORE:	14.55
FARM USE:	Soybeans-Cash Grain		33 acres		

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No 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 FY2018R10(17)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**PILESGROVE TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Philip R. Atanasio ("Owner")
Pilesgrove Township, Salem County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID#17-0155-PG**

October 26, 2017

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, Pilesgrove Township received SADC approval of its FY2017 PIG Plan application annual update on May 26, 2016; and

WHEREAS, on November 5, 2015, the SADC received an application for the sale of a development easement from Pilesgrove Township for the subject farm identified as Block 22, Lot 2.03, Pilesgrove Township, Salem County, totaling 39.304 surveyed acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1) single family residential unit, zero (0) agricultural labor units and (0) non-agricultural uses; and

WHEREAS, at the time of application the Property was in beef 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 1, 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. 2:76-17.11, on March 24, 2016, the SADC certified a development easement value of \$6,400 per acre based on zoning and environmental regulations in place as of the current valuation date February 9, 2016; and

WHEREAS, the Owner accepted the Township's offer of \$7,040 per acre for the development easement for the Property which is (higher than the certified easement, but not higher than the highest appraised value of \$9,300); and

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

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

WHEREAS, at this time the ALE approved current easement value has not been finalized, therefore, the ALE grant will be calculated based on the dollar per acre value of the ALE appraisal submitted for approval on July 26, 2017 equating to an ALE grant of approximately \$4,640.61 per acre (50% of \$9,281.21) or \$182,394.53 in total ALE funds; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including a 7% maximum impervious coverage restriction (approximately 2.75 acres) for the construction of agricultural infrastructure on the Property, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, due to a shortage of available funds from the Township and Salem County the requested ALE grant funds are to be used to cover the entire local cost share and any remaining funds will be used to offset the SADC grant need; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on February 14, 2016 the Pilesgrove Township Committee approved the application and a funding commitment of an estimated \$359.30 per acre to cover the local cost share; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 22, 2017 the Salem CADB passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on May 3, 2017, the Board of Chosen Freeholders of the County of Salem passed a resolution granting final approval but is not participating financially in the easement purchase due to the anticipated receipt of ALE funds; and

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

WHEREAS, this final approval is conditioned upon ALE funding in an amount sufficient enough to cover the County and Township's cost share; and

WHEREAS, the cost share breakdown is approximately as follows (based on 39.304 net surveyed easement acres):

	Total	ALE \$	New Cost Share	New Cost Share/Acre
SADC	\$161,146.60 based on CMV	\$66,840.97	\$94,305.63	\$2,399.39/acre
Pilesgrove Township	\$115,553.56 based on \$7,040/acre	\$115,553.56	\$0	\$0
ALE Grant			\$182,394.53	\$4,640.61/acre
TOTAL	\$276,700.16	\$182,394.53	\$276,700.16	\$7,040.00/acre

WHEREAS, Pilesgrove Township is requesting the SADC encumber \$2,399.39 per acre or approximately \$94,305.63 from the available municipal PIG funding and sufficient funds are available (Schedule B); 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 and consistent with the provisions of N.J.A.C. 2:76-6.11; and

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

NOW THEREFORE BE IT RESOLVED, 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 39.304 net surveyed easement acres, at a State cost share of \$2,399.39 per acre, (37.49% of certified easement value and 34.08% of the purchase price), for a total grant of approximately \$94,305.63 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

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

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining ALE grant funds (estimated \$66,840.97) to offset SADC grant needs on the Property; and

BE IT FURTHER RESOLVED, this approval is conditioned upon receipt of ALE funds sufficient enough to cover the Township and County's cost share or in absence of ALE funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the total local cost share; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding becomes available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C; 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.

10/26/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	

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Property in Carboxams

-  **OH - strong π -donor** $\rightarrow$ **Resonance**
-  **sp² + electrophilic Substitution**
-  **Weakly electrophilic**
-  **Acidity - Electron withdrawing**
-  **Reactive w/ Alkyl Halides**
-  **Chelate ligands**
-  **amide or**
-  **Hydrolysis, Acylation and Nucleophilic Substitution**
-  **Acid-catalyzed Hydrolysis**
-  **Acid-catalyzed Hydrolysis**
-  **Acid-catalyzed Hydrolysis**
-  **Acid-catalyzed Hydrolysis**
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-  **Acid-catalyzed Hydrolysis**

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

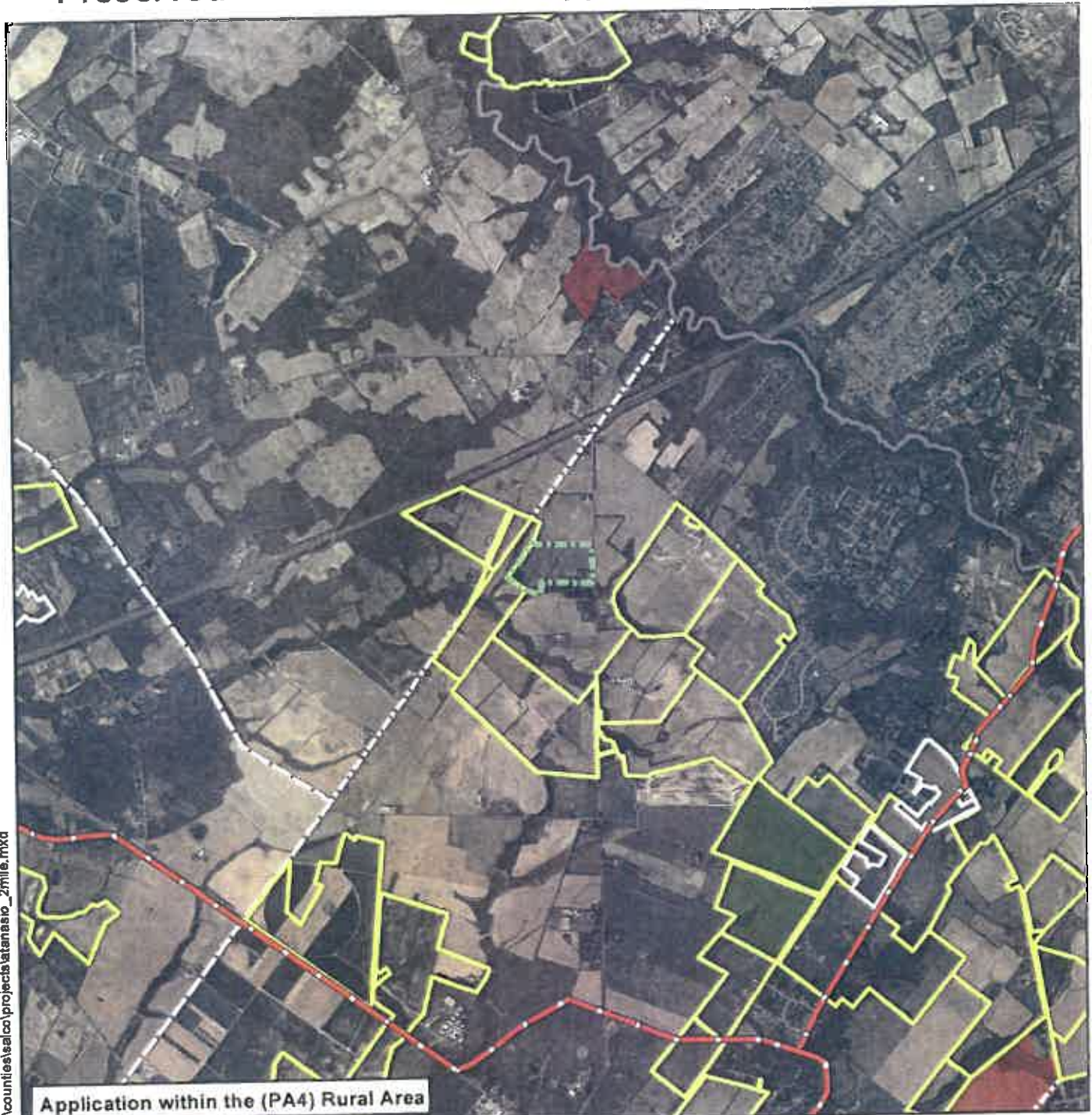
Sources:
NJ Farmland Preservation Program
Green Acres Conservator
NJDEP Wetlands Data
NJDOT Road Data
NJOT/OGIS 2012 Digit-
image

Mar 13, 2015

DISCLAIMER: A "this product with respect to accuracy and precision shall be the sole responsibility of the user." The configuration primarily for per reallocated data collection in this site have are approximate and were developed by the user. No guarantee of accuracy and precision of the US data contained in the end intended to be, relied upon in matter requiring delineation and location of true ground controls as would be obtained by an actual ground survey conducted by a licensed surveyor.

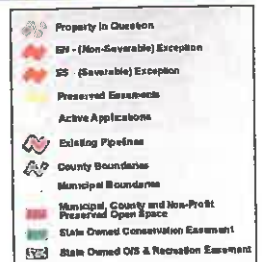
Preserved Farms and Active Applications Within Two Miles

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Philip Atanasio
Block 22 Lot 2.03 (39.3 ac)
Gross Total = 39.3 ac
Pilesgrove Twp., Salem County



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

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

November 13, 2015

SADC Municipal Pig Financial Status Schedule B

Pilesgrove Township, Salem County

SADC ID#	Farm	Acres	SADC		Federal Grant		Grant			
			Cost	Cost	Total	SADC	Encumbered	PV	Expended	Balance
			Basile	Shupe	Federal Grant	Federal Grant				
17-0094-PG	Williams Lot 1	29.7190	291,246.20	174,747.72	145,139.28	28,640.80	146,106.92	146,106.92	146,106.92	2,103,893.08
17-0092-PG	Lippincott	152.8340	1,253,238.80	764,170.00	643,538.12	154,469.32	609,700.68	609,700.68	609,700.68	1,494,192.40
17-0126-PG	Robbins	72.6190	652,559.30	391,535.58	331,687.59	70,663.88	320,871.70	320,871.70	320,871.70	1,173,320.70
	Lippincott Ancillary								9,127.50	1,159,713.70
	Williams Ancillary								1,150,596.20	889,231.18
17-0054-PG	Fittion	50.0610	485,591.70	291,355.02			291,355.02	291,355.02	291,355.02	652,659.58
17-0143-PG	Peters	37.0200	344,286.00	206,571.60			206,571.60	206,571.60	206,571.60	639,687.58
	Fittion and Peters Ancillary								13,972.00	513,709.61
17-0144-PG	Ostrum, Gordon J. Jr.	31.6400	253,120.00	124,977.97	128,142.00	18,193.00	124,977.97		8,433.50	505,276.11
17-0153-PG	Robbins Ancillary	33.9120	235,010.16	75,741.43	159,268.73	61,602.17	75,741.43			429,534.68
17-0154-PG	Wentzell, Wayne & Marlene	16.0180	120,135.00	38,042.75	120,135.00	36,440.95	38,042.75			391,491.93
17-0155-PG	Stroms, William K. (Revocable Trust)	39.3040	276,700.16	94,306.62	182,394.53	66,840.97	94,305.63			297,186.30
	Atanasio, Philip R.									
Closed	5	342,2530	3,026,922.00	1,828,379.92	1,120,364.99	253,774.00	-	-	750,000.00	-
Encumbered	4	120.6740	884,965.32	333,067.78	599,940.26	183,077.09	62,815.08	-	437,184.92	-
							67,439.00	-	432,561.00	-
							202,813.70	-	-	297,186.30
							Total			297,186.30

Schedlec

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Atanasio, Philip R.
17- 0155-PG
PIG EP - Municipal 2007 Rule
Acres

Block 22	Lot 2.03	Pilesgrove Twp.	Salem County		
SOILS:		Prime	34% *	.15	5.10
		Statewide	60% *	.1	= 6.00
		Unique zero	6% *	0	= .00
				SOIL SCORE:	11.10
TILLABLE SOILS:		Cropland Harvested	78% *	.15	= 11.70
		Other	10% *	0	= .00
		Wetlands	5% *	0	= .00
		Woodlands	7% *	0	= .00
				TILLABLE SOILS SCORE:	11.70
FARM USE:	Hay		15 acres		
	Beef Cattle Except Feedlots		15 acres		

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 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 FY2018R10(18)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**ALLOWAY TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Raymond A. and Regina M. McAlonan (Lot 10.01) ("Owner")
Alloway Township, Salem County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID#17-0172-PG**

October 26, 2017

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 Alloway Township, Salem County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Alloway Township received SADC approval of its FY2017 PIG Plan application annual update on May 26, 2016; and

WHEREAS, on July 6, 2016, the SADC received an application for the sale of a development easement from Alloway Township for the subject farm identified as Block 18, Lot 10.01, Alloway Township, Salem County, totaling 29.546 gross surveyed acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1), approximately 1 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in 28.546 net surveyed acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and (0) 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, pursuant to N.J.A.C. 2:76-17.9A(b) on August 1, 2016, 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. 2:76-17.11, on November 3, 2016, the SADC certified a development easement value of \$6,500 per acre based on zoning and environmental regulations in place as of the current valuation date October 2, 2016; and

WHEREAS, the Owner accepted the Township's offer of \$6,500 per acre for the development easement for the Property; and

WHEREAS, the New Jersey Conservation Foundation submitted a parcel application to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch Lands Protection Program (FRPP) for consideration of a grant for the easement purchase on the McAlonan Farm; and

WHEREAS, the FRPP grant will be based on an approved current easement value of \$7,118.06 per acre equating to an FRPP grant of \$3,559.03 per acre (50% of \$7,118.06) or approximately \$101,596.07 in total FRPP funds; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the FRPP Grant, including a 7.33% maximum impervious coverage restriction (approximately 2.09 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the FRPP program at this time; and

WHEREAS, due to a shortage of available funds from the Township and Salem County the requested FRPP grant funds are to be used to cover the entire local cost share and any remaining funds will be used to offset the SADC grant need; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on July 20, 2017, the Alloway Township Committee approved the application, but is not participating financially in the easement purchase due to the anticipated receipt of the FRPP funds; and

WHEREAS, the Salem County Agriculture Development Board approved the application on May 24, 2017, and the Salem County Board of Chosen Freeholders approved the application on June 21, 2017 but is not participating financially in the easement purchase due to the anticipated receipt of the FRPP funds; and

County has agreed to hold the development easement; and
 WHEREAS, this final approval is conditioned upon FRPP funding in an amount sufficient
 enough to cover the County and Township's cost share; and

WHEREAS, the cost share breakdown is approximately as follows (based on 28.546 net
 surveyed easement acres):

	Total	FRPP \$	New Cost Share	New Cost Share/Acre
SADC	\$118,465.90	\$34,512.97	\$83,952.93	\$2,940.97/acre
Alloway Twp.	\$67,083.10	\$67,083.10	\$0	\$0
ALE Grant			\$101,596.07	\$3,559.03/acre
TOTAL	\$185,549.00	\$101,596.07	\$185,549.00	\$6,500/acre

WHEREAS, Alloway Township is requesting SADC to encumber \$2,940.97 per acre or
 approximately \$83,952.93 from the municipal PIG funding and sufficient funds are
 available (Schedule B); and

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a
 cost share grant to Alloway Township for the purchase of a development easement on
 the Property, comprising approximately 28 net easement acres, at a State cost share of
 \$2,940.97 per acre, (45.25% of certified easement value and purchase price), for a total
 estimated grant of \$83,952.93 pursuant to N.J.A.C. 2:76-6.11 and the conditions
 contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 1 acre non-
 severable exception area for and limited to one (1) future single family residential unit
 and to afford future flexibility of uses; and

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

- BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds (\$34,512.97) to offset SADC grant needs on the Property; and
- BE IT FURTHER RESOLVED, this approval is conditioned upon receipt of FRPP funds sufficient enough to cover the Township and County's cost share or in absence of FRPP funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the total local cost share; and
- BE IT FURTHER RESOLVED, should additional funds be needed and grant funding becomes available the grant may be adjusted to utilize unencumbered grant funds; and
- BE IT FURTHER RESOLVED, the SADC will be providing its grant directly to Salem County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C; 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.

10/24/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

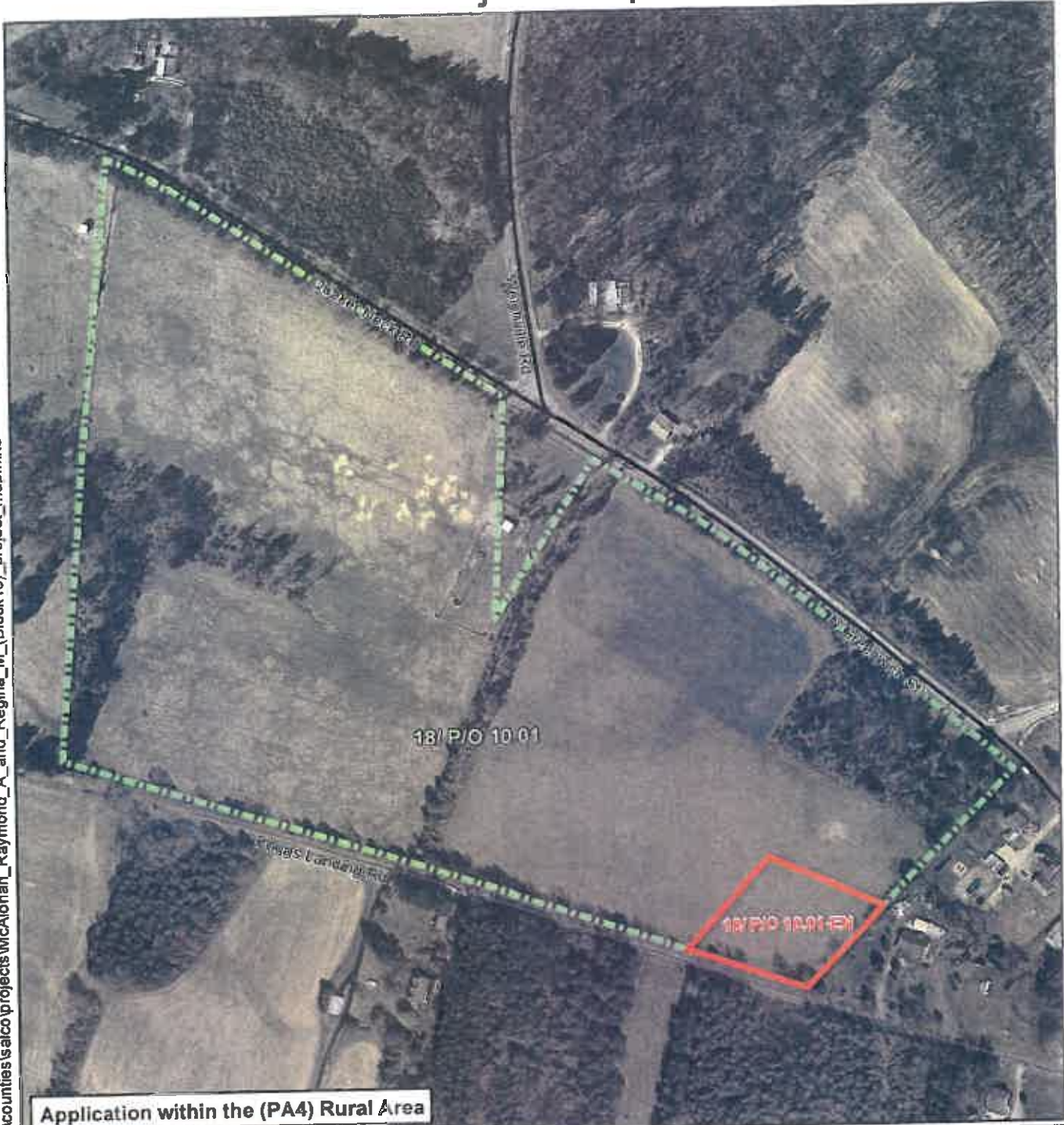
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Project Map

Schedule A

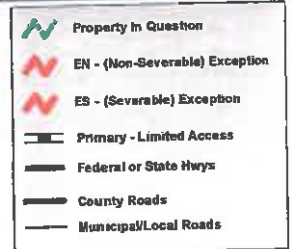
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Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McAlonan, Raymond A. and Regina M. (Block 18)
Block 18 Lots P/O 10.01 (28.8 ac);
& P/O 10.01-EN (non-severable exception - 1.0 ac)
Gross Total = 29.8 ac
Alloway Twp., Salem County



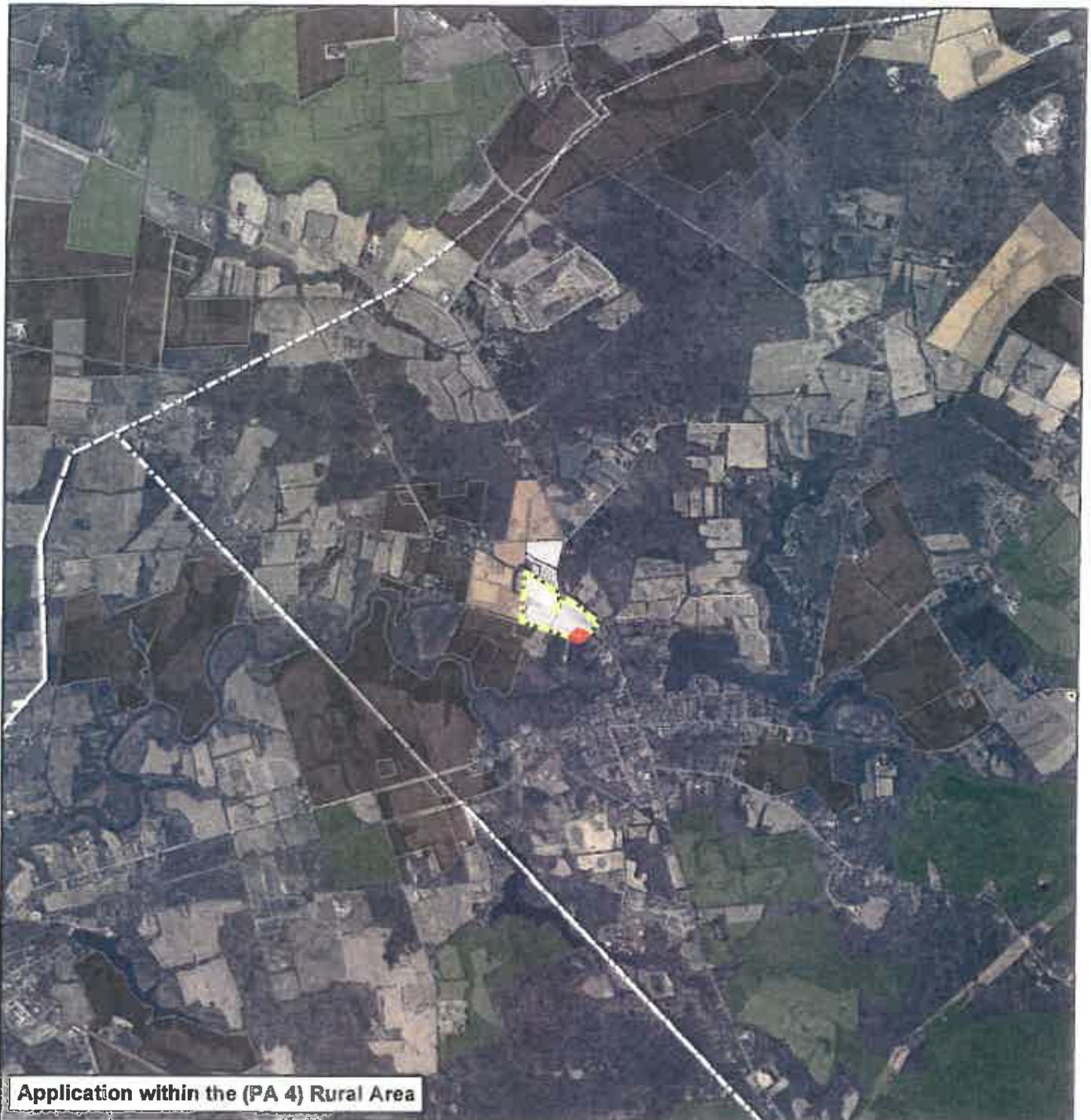
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision 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:
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

July 25, 2016

Preserved Farms and Active Applications Within Two Miles

X:\counties\salco\projects\McAlonan_Raymond_A_and_Regina_M_(Block18)_2mile.mxd

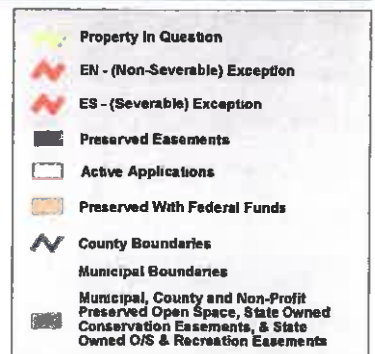


Application within the (PA 4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McAlonan, Raymond A. and Regina M. (Block18)
Block 18 Lots P/O 10.01 (28.8 ac);
& P/O 10.01-EN (non-severable exception - 1.0 ac)
Gross Total = 29.8 ac
Alloway 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
NJDOT/OGIS 2012 Digital Aerial Image

July 25, 2016

Schedule B

Alloway Township, Salem County

SADC ID#	Farm	Acres	Grant					
			Federal Grant				Fiscal Year 09	
			SADC				Fiscal Year 11	750,000.00
			Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV
17-0116-PG	Yanus Sickler	81.047	461,523.30	303,633.75	303,633.75	303,633.75	303,633.75	945,366.25
17-0115-PG	Yanus Ancillary Costs Sickler Ancillary Costs	11.492	75,847.20	48,266.40	48,266.40	48,266.40	48,266.40	898,099.85
17-0132-PG	Chard Ray	24.067	168,469.00	105,894.80	84,234.50	84,234.50	84,234.50	803,909.85
17-0140-PG	Ray Ancillary Costs Reprogram FY17 Chard Ancillary	63.435	386,172.70	195,848.04	190,324.66	54,214.61	196,232.07	608,061.81
17-0171-PG	McAlonan, Raymond A. & Regina M. (Lot 3.01)	13.2410	92,667.00	41,945.90	50,741.04	16,314.44	41,945.96	487,699.03
17-0172-PG	McAlonan, Raymond A. & Regina M. (Lot 10.01)	28.5460	185,549.00	83,952.93	101,596.07	34,512.97	83,952.93	445,753.07
Closed	4	180.041	1,092,012.20	653,642.99	274,559.16	75,874.91	-	-
Encumbered	2	41.787	278,236.00	125,898.83	152,337.11	50,827.41	-	-
			Encumber/Expended FY09			750,000.00		
			Encumber/Expended FY11			125,898.89		
			Encumber/Expended FY13			12,300.97		
			Encumber/Expended FY17			-		
			Total			361,800.14		

State Agriculture Development Committee ~~XXXXXX~~
SADC Final Review: Development Easement Purchase

Mc Alonan, Raymond A. & Regina M. (Block 18)
17- 0172-PG
PIG EP - Municipal 2007 Rule
29 Acres

Block 18	Lot 10.01	Alloway Twp.	Salem County	
SOILS:		Prime	100% * .15	= 15.00
				SOIL SCORE: 15.00
TILLABLE SOILS:		Cropland Harvested	86% * .15	= 12.90
		Woodlands	14% * 0	= .00
				TILLABLE SOILS SCORE: 12.90
FARM USE:		Hay	10 acres	
		General Livestock NEC	17 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st one (1) acres for Future dwelling
Exception is not to be severed from Premises
Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 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 FY2018R10(19)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**ALLOWAY TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Raymond A. and Regina M. McAlonan (Lot 3.01) ("Owners")
Alloway Township, Salem County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID#17-0171-PG**

October 26, 2017

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 Alloway Township, Salem County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Alloway Township received SADC approval of its FY2017 PIG Plan application annual update on May 26, 2016; and

WHEREAS, on July 6, 2016, the SADC received an application for the sale of a development easement from Alloway Township for the subject farm identified as Block 6, Lots 3.01 and 3.02, Alloway Township, Salem County, totaling 14.241 gross surveyed acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1), 1 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in 13.241 net surveyed acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and (0) non-agricultural uses; and

WHEREAS, at the time of application the Property was in corn 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 August 1, 2016, 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. 2:76-17.11, on November 3, 2016, the SADC certified a development easement value of \$7,000 per acre based on zoning and environmental regulations in place as of the current valuation date October 2, 2016; and

WHEREAS, the Owner accepted the Township's offer of \$7,000 per acre for the development easement for the Property; and

WHEREAS, the New Jersey Conservation Foundation submitted a parcel application to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch Lands Protection Program (FRPP) for consideration of a grant for the easement purchase on the McAlonan Farm; and

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

WHEREAS, the FRPP grant will be based on an approved current easement value of \$7,664.23 per acre equating to an FRPP grant of \$3,832.12 per acre (50% of \$7,664.23) or approximately \$50,741.04 in total FRPP funds; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the FRPP Grant, including a 7.33% maximum impervious coverage restriction (approximately 0.97 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the FRPP program at this time; and

WHEREAS, due to a shortage of available funds from the Township and Salem County the requested FRPP grant funds are to be used to cover the entire local cost share and any remaining funds will be used to offset the SADC grant need; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on July 20, 2017 the Alloway Township Committee approved the application but is not participating financially in the easement purchase due to the anticipated receipt of the FRPP funds; and

WHEREAS, the Salem County Agriculture Development Board approved the application on May 24, 2017, and the Salem County Board of Chosen Freeholders approved the application on June 21, 2017, but is not participating financially in the easement purchase due to the anticipated receipt of the FRPP funds; and

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

WHEREAS, this final approval is conditioned upon FRPP funding in an amount sufficient enough to cover the County and Township's cost share; and

WHEREAS, the cost share breakdown is approximately as follows (based on 13.241 net surveyed easement acres) if the FRPP Grant is finalized and applied:

	Total	FRPP \$	New Cost Share	New Cost Share/Acre
SADC	\$58,260.40	\$16,314.44	\$41,945.96	\$3,167.88/ acre
Salem County	\$17,213.30	\$17,213.30	\$0	\$0/ acre
Alloway Twp	\$17,213.30	\$17,213.30	\$0	\$0/ acre
ALE Grant			\$50,741.04	\$3,832.12/ acre
TOTAL	\$92,687.00	\$50,741.04	\$92,687.00	\$7,000/ acre

WHEREAS, Alloway Township is requesting SADC to encumber \$3,167.88 per acre or approximately \$41,945.96 from the municipal PIG funding and sufficient funds are available (Schedule B); and

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Alloway Township for the purchase of a development easement on the Property, comprising 13.241 net surveyed easement acres, at a State cost share of \$3,167.88 per acre, (45.26% of certified easement value and purchase price), for a total grant of approximately \$41,945.96 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 1 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses; and

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

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds (estimated \$16,314.44) to offset SADC grant needs on the Property; and

BE IT FURTHER RESOLVED, this approval is conditioned upon receipt of FRPP funds sufficient enough to cover the Township and County's cost share or in absence of FRPP funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the total local cost share; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding becomes available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C; 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.

10/26/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Project Map

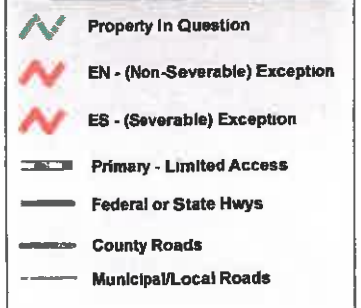
Schedule A

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McAlonan, Raymond A. and Regina M.
Block 6 Lots 3.01 (8.6 ac); P/O 3.02 (5.1 ac);
P/O 3.02-EN (non-severable exception - 1.0 ac)
Gross Total = 14.7 ac
Alloway Twp., Salem County



200 100 0 200 400 Feet

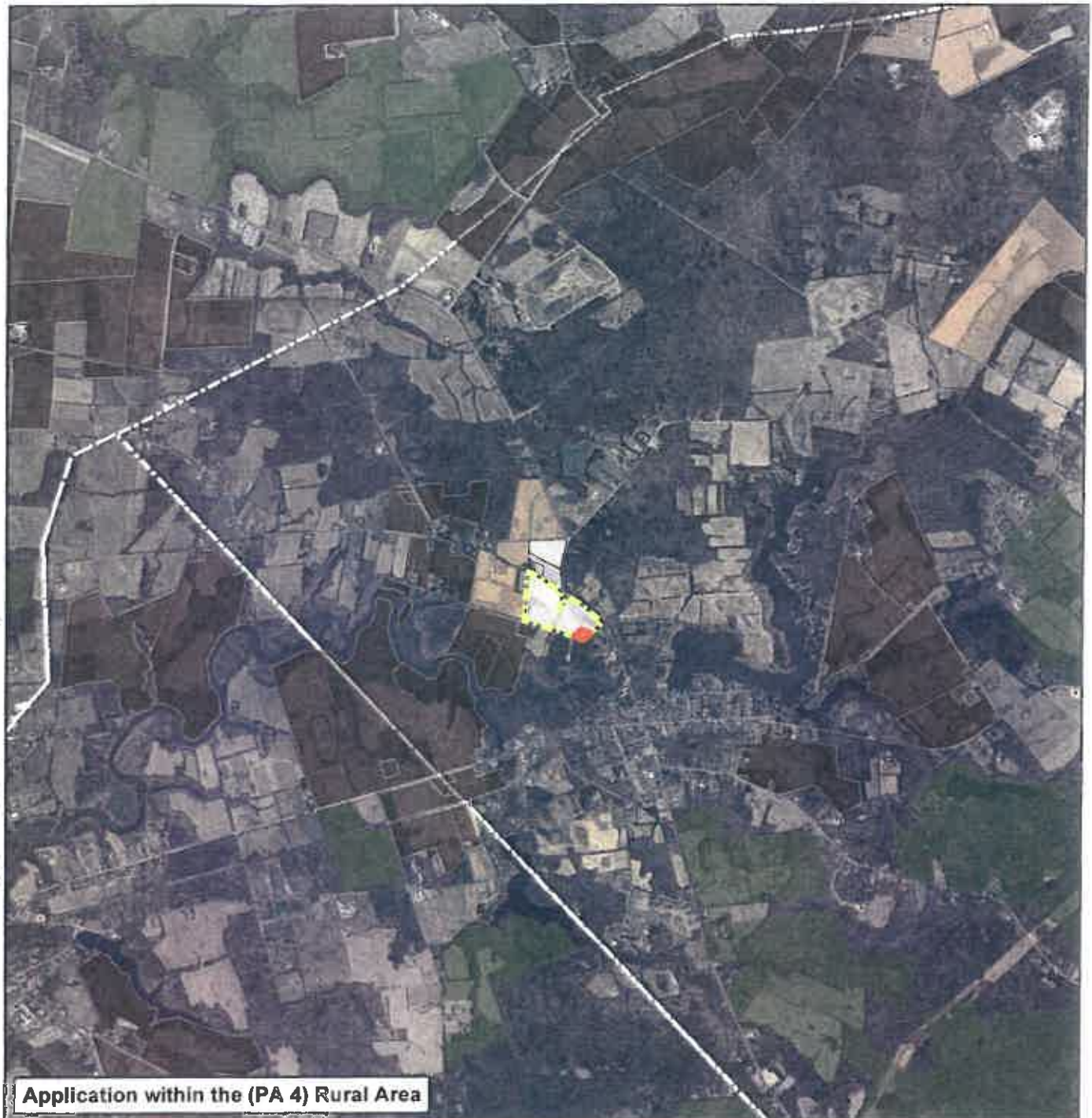
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and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

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

July 25, 2016

Preserved Farms and Active Applications Within Two Miles

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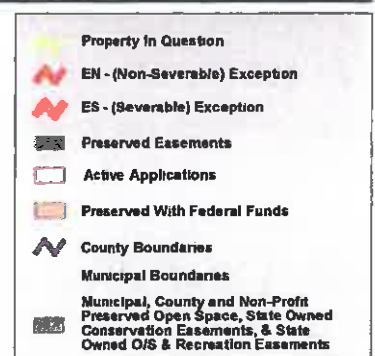


Application within the (PA 4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McAlonan, Raymond A. and Regina M. (Block18)
Block 18 Lots P/O 10.01 (28.8 ac);
& P/O 10.01-EN (non-severable exception - 1.0 ac)
Gross Total = 29.8 ac
Alloway 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 25, 2016

SADC Municipal Pig Financial Status Schedule B

Alloway Township, Salem County

SADC ID#	Farm	Acres	SADC		Federal Grant		Grant			
			Cost	Share	Total	SADC	Encumbered	PV	Expended	Balance
			Basic		Federal Grant	Federal Grant				
17-0116-PG	Yanus	81.047	461,523.30	303,633.75			303,633.75	303,633.75	303,633.75	946,366.25
17-0115-PG	Sickler	11.492	75,847.20	48,266.40			48,266.40	48,266.40	48,266.40	898,099.85
	Yanus Ancillary Costs								6,710.00	891,389.85
17-0132-PG	Sickler	24.067	168,469.00	105,894.80	84,234.50	21,660.30	105,894.80	84,234.50	3,245.50	888,144.35
17-0140-PG	Chard	63.435	386,172.70	195,848.04	190,324.66	54,214.61	250,062.65	196,232.07	195,848.04	803,909.85
	Ray Ancillary Costs								5,100.00	602,961.81
	Reprogram FY17								107,677.78	495,284.03
17-0171-PG	Chard Ancillary	13.2410	92,687.00	41,945.90	50,741.04	16,314.44	41,945.90		7,585.00	487,699.03
17-0172-PG	McAlonan, Raymond A. & Regina M. (Lot 3.01)	28.5460	185,548.00	83,952.93	101,596.07	34,512.97	83,952.93			445,753.07
	McAlonan, Raymond A. & Regina M. (Lot 10.01)									361,800.14
Closed	4	180.041	1,092,012.20	653,642.99	274,559.16	75,874.91			750,000.00	
Encumbered	2	41.787	278,236.00	125,898.83	152,337.11	50,827.41			12,300.97	361,800.14
					Encumber/Expended FY09	Encumber/Expended FY11	125,898.89			
					Encumber/Expended FY13	Encumber/Expended FY17				
					Total	Total				361,800.14

Schedule

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Mc Alonan, Raymond A. & Regina M.
17- 0171-PG
PIG EP - Municipal 2007 Rule
14 Acres

Block 6	Lot 3.01	Alloway Twp.	Salem County
Block 6	Lot 3.02	Alloway Twp.	Salem County
SOILS:		Other	19% * 0 = .00
		Prime	80% * .15 = 12.00
		Statewide	1% * .1 = .10
			SOIL SCORE: 12.10
TILLABLE SOILS:		Cropland Harvested	66% * .15 = 9.90
		Wetlands	10% * 0 = .00
		Woodlands	24% * 0 = .00
			TILLABLE SOILS SCORE: 9.90
FARM USE:		Soybeans-Cash Grain	8 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st one (1) 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 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 FY2018R10(20)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Hazelton, Shirley Estate of ("Owner")

Harrison Township, Gloucester County

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

SADC ID# 08-0167-PG

October 26, 2017

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on February 19, 2013 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 33.01, Lot 3, Harrison Township, Gloucester County, totaling 41.026 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the targeted Property is located in Raccoon Creek Project Area; and

WHEREAS, the Property includes zero (0) exception areas; and

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

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

WHEREAS, the Owners have 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 62.34 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on May 17, 2013 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 12, 2013 the SADC certified a development easement value of \$12,500 per acre based on zoning and environmental regulations in place as of September 2013; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$12,500 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on February 14, 2014 the Harrison Township Committee approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 19, 2014, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$12,500 per acre; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on October 23, 2014 for \$512,825 (\$12,500 per acre) which was recorded on October 27, 2014 in the Gloucester County Clerk's Office in Deed Book 5248, Page 232; and

WHEREAS, due to insufficient funding, the SADC had not been able to provide a cost share for the Property and therefore the County's request for SADC final approval and a cost share were significantly delayed; and

WHEREAS, on January 21, 2016 the Gloucester CADB passed a resolution requesting SADC cost share funding for the Estate of Shirley Hazelton farm; and

WHEREAS, at this time funding has become available and in order to provide a cost share and pursuant to SADC Policy P-52 an updated easement value was needed in order to establish a current date of value, the basis for the SADC cost share grant; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 28, 2017 the SADC certified an updated development easement value of \$12,500 per acre based on a valuation date of June 12, 2017; and

WHEREAS, the updated easement value of \$12,500 per acre is the same as previously certified by the SADC and will be the basis for the SADC cost share as per N.J.A.C. 2:76-6.11 (d) and SADC Policy P-52; and

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

WHEREAS, the cost share breakdown is as follows (based on 41.026 acres):

	Cost Share	
SADC	\$ 307,695.00	(\$ 7,500/acre; 60%)
Gloucester County	\$ 205,130.00	(\$ 5,000/acre; 40%)
Total Easement Purchase	\$ 512,825.00	(\$12,500/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-14(d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Gloucester County Agriculture Development Board is requesting \$307,695.00 in FY17 competitive funding (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 Gloucester County for the purchase of a development easement on the Property, comprising 41.026 acres, at a State cost share of \$7,500 per acre, (60% of the updated certified easement value), for a total estimated grant of \$307,695.00 in FY17 competitive funding 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 zero (0) exception areas; and

BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, no pre-existing non-agricultural uses on the area to preserved; 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-C; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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 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.

10/26/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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Wetlands

Schedule H



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Shirley A. Hazelton Estate
Block 33.01 Lot 3 (41.5 ac)
Gross Total = 41.5 ac
Harrison Twp., Gloucester County



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

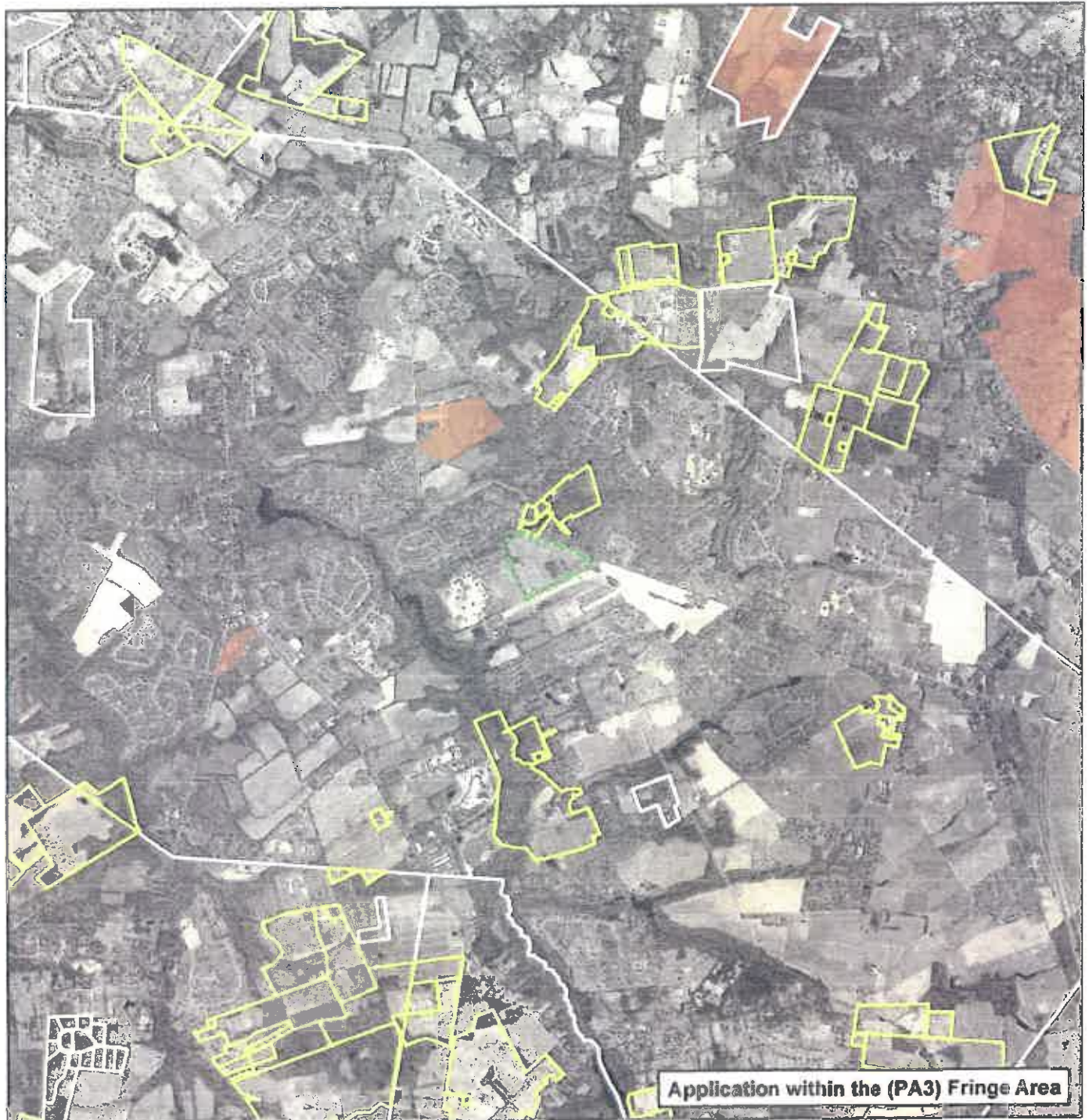
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision 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
DVRPC 2010 Digital Aerial Image

February 22, 2013

Preserved Farms and Active Applications Within Two Miles

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Shirley A. Hazelton Estate
Block 33.01 Lot 3 (41.5 ac)
Gross Total = 41.5 ac
Harrison Twp., Gloucester 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
DVRPC 2010 Digital Aerial Image
NJOTIS 2007/2008 Digital Aerial Image

February 22, 2013

Gloucester County

A, 124, 2017

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Hazelton, Shirley - Estate of
08- 0167-PG
County PIG Program
43 Acres

Block 33.01	Lot 3	Harrison Twp.	Gloucester County
SOILS:		Other	3% * 0 = .00
		Prime	62% * .15 = 9.30
		Statewide	24% * .1 = 2.40
		Unique .125	9% * .125 = 1.13
		Unique zero	2% * 0 = .00
			SOIL SCORE: 12.83
TILLABLE SOILS:		Cropland Harvested	81% * .15 = 12.15
		Woodlands	19% * 0 = .00
			TILLABLE SOILS SCORE: 12.15
FARM USE:		Corn-Cash Grain	35 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No 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 FY2018R10(21)

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

**On the Property of
Ragusa, Mollie ("Owner")
Logan Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0165-PG**

October 26, 2017

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on February 8, 2013 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as and Block 801, Lot 36, Logan Township, Gloucester County, totaling 47.431 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the targeted Property is located in Delaware River Project Area; and

WHEREAS, the Property includes one (1), one - acre non-severable exception area limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in 46.431 net acres to be preserved; and

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

WHEREAS, at the time of application the Property was in 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, the Property has a quality score of 77.27 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on May 17, 2013 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 September 26, 2013 the SADC certified a development easement value of \$10,500 per acre based on zoning and environmental regulations in place as of July 2013; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$10,500 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 7, 2013 the Logan Township Council approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on December 4, 2013, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$10,500 per acre; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on January 16, 2014 for \$487,525.50 (\$10,500 per acre) which was recorded on February 20, 2014 in the Gloucester County Clerk's Office in Deed Book 5165, Page 86;; and

WHEREAS, due to insufficient funding, the SADC had not been able to provide a cost share for the Property and therefore the County's request for SADC final approval and a cost share were significantly delayed; and

WHEREAS, on January 21, 2016 the Gloucester CADB passed a resolution requesting SADC cost share funding for the Ragusa farm; and

WHEREAS, at this time funding has become available and in order to provide a cost share and pursuant to SADC Policy P-52 an updated easement value was needed in order to establish a current date of value, the basis for the SADC cost share grant; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 28, 2017 the SADC certified an updated development easement value of \$10,500 per acre based on a valuation date of June 12, 2017; and

WHEREAS, the updated easement value of \$10,500 per acre is the same as previously certified by the SADC and will be the basis for the SADC cost share as per N.J.A.C. 2:76-6.11 (d) and SADC Policy P-52; and

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

WHEREAS, the cost share breakdown is as follows (based on 46.431 acres):

	<u>Cost Share</u>	
SADC	\$ 292,515.30	(\$ 6,300/acre; 60%)
Gloucester County	\$ 195,010.20	(\$ 4,200/acre; 40%)
Total Easement Purchase	\$ 487,525.50	(\$10,500/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-14(d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Gloucester County Agriculture Development Board is requesting \$292,515.30 in FY17 competitive funding (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 Gloucester County for the purchase of a development easement on the Property, comprising 46.431 acres, at a State cost share of \$6,300 per acre, (60% of the updated certified easement value), for a total estimated grant of \$292,515.30 FY17 competitive funding 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 one (1), one-acre non-severable exception area limited to one (1) future single family residential unit and to afford future flexibility of use; and

BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, no pre-existing non-agricultural uses on the area to preserved; 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-C; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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 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.

10/26/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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Wetlands

Schedule A

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Application within the (PA3) Fringe Area

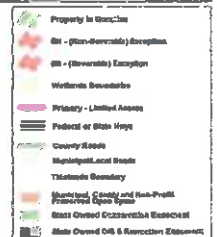
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mollie Ragusa/D. Bennett Estate
Block 801 Lots P/O 36 (46.5 ac)
& P/O 36-EN (non-severable exception - 1.0 ac)
Gross Total = 47.5 ac
Logan Twp., Gloucester 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.



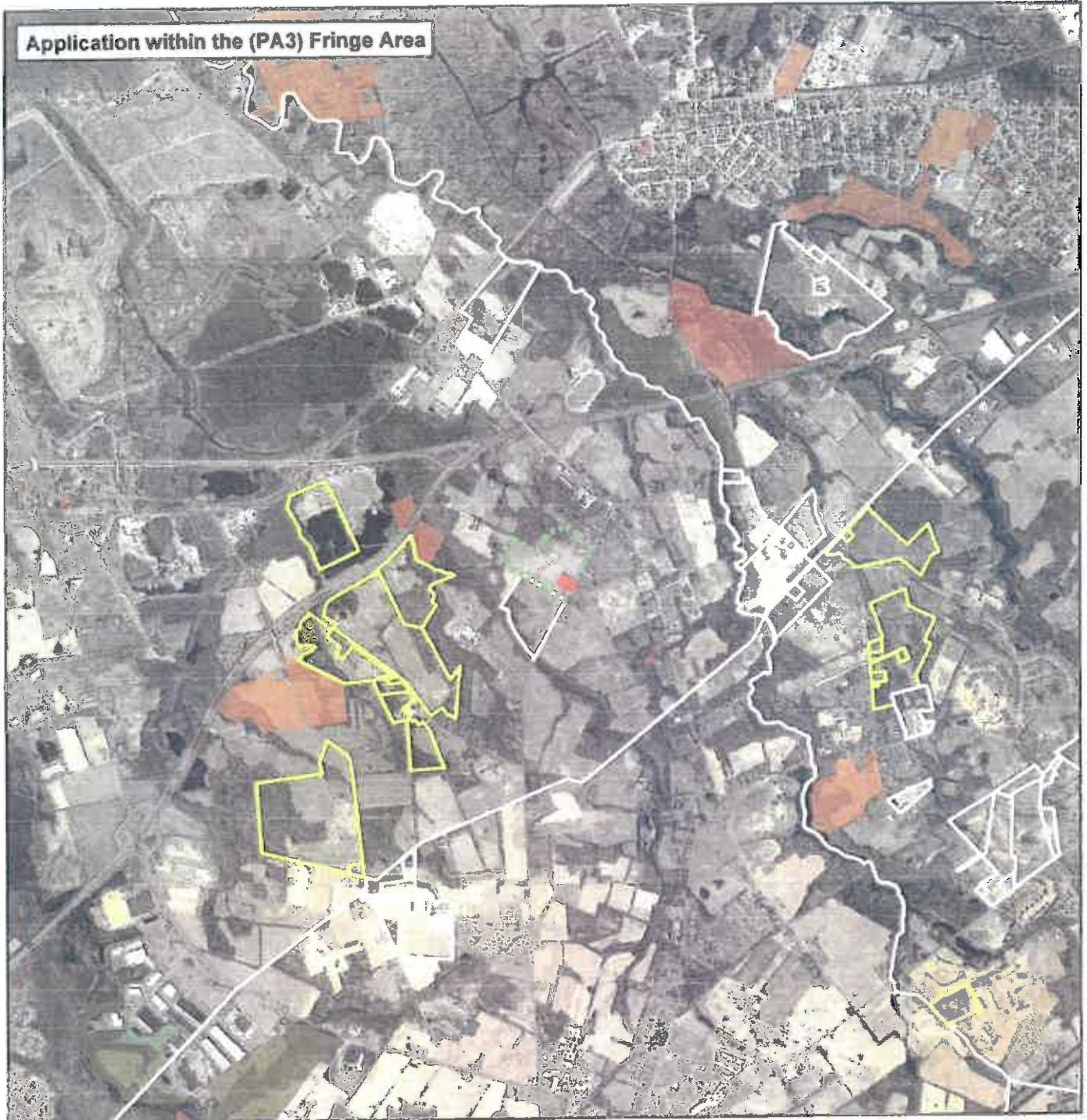
Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
DVRPC 2010 Digital Aerial Image

February 21, 2012

Preserved Farms and Active Applications Within Two Miles

Application within the (PA3) Fringe Area

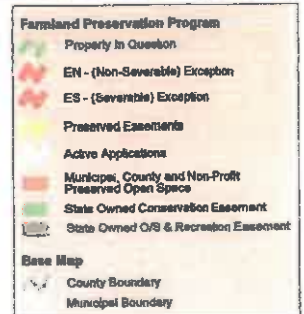


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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mollie Ragusa/D. Bennett Estate
Block 801 Lots P/O 36 (46.5 ac)
& P/O 36-EN (non-severable exception - 1.0 ac)
Gross Total = 47.5 ac
Logan Twp., Gloucester County

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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
DVRPC 2010 Digital Aerial Image
NJOT/OGIS 2007/20008 Digital Aerial Image

February 21, 2013

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

SADC County Pig Financial Status Schedule B

Gloucester County

SADC ID#	Farm	Acres	SADC			Federal Grant			Base Grant			Competitive Funds								
			Cost Basis	Cost Share	Total	SADC	Federal Grant	Encumbered	PV	Expended	Balance	Competitive Funds								
												Maximum Grant	Fiscal Year 11	Fiscal Year 12	Fiscal Year 13	Fiscal Year 17	Fiscal Year 11	Fiscal Year 12	Fiscal Year 13	Fiscal Year 17
08-0102-PG	Dibella, J&W, Rosemary	129.0180	1,528,883.30	917,317.98	917,317.98	582,682.02	582,682.02	582,682.02	2,582,682.02	1,500,000.00	Fiscal Year 11	89,446.08	89,446.08	2,810,553.92	0.00					
08-0101-PG	Dibella, Michael & Jane	91.4460	1,120,213.50	672,128.10	672,128.10					1,000,000.00	Fiscal Year 11	894,950.40	894,950.40	2,015,603.52	5,000,000.00	574,104.73				
08-0118-PG	Skill Run Properties, LLC	53.2330	1,491,584.00	894,950.40	894,950.40					1,000,000.00	Fiscal Year 13	476,100.00	476,100.00	1,539,803.52						
08-0100-PG	Chiuacella, Matthew	52.9000	793,500.00	476,100.00	476,100.00							208,748.40	208,748.40	1,330,755.12						
08-0111-PG	Prova, Gary	24.8510	347,914.00	208,748.40	208,748.40							504,847.20	504,847.20	825,907.92						
08-0120-PG	Heatherwood Farms III, L.L.C.	77.9920	841,412.00	504,847.20	504,847.20							491,585.80	491,585.80	334,222.32						
08-0104-PG	W.V. Heritage S.C., Inc.	33.4480	819,472.00	491,585.80	491,585.80							864,464.00	864,464.00	4,465,756.32						
08-0132-PG	Beet Homes LLC (Zech)	111.8000	3,107,440.00	1,864,464.00	1,864,464.00							787,691.94	787,691.94	2,542,686.36						
08-0076-PG	Macchione, Santo J.J.	110.3210	1,312,818.90	787,691.94	787,691.94							1,139,400.00	1,139,400.00	1,695,633.62						
08-0090-PG	Holtzhauser, Charles & Son	90.0000	1,899,000.00	1,139,400.00	1,139,400.00							846,832.86	846,832.86	1,089,553.52						
08-0010-PG	Pearne, Alfo & Mary T.	124.6800	1,533,318.00	808,480.00	808,480.00							606,480.00	606,480.00	2,140,778.80						
08-0050-PG	Urena, George and Robert	118.1000	1,010,800.00	608,480.00	608,480.00							251,565.60	251,565.60	331,089.18						
08-0119-PG	Stefka, Robert Sr. & William Jr. (64)	32.2820	419,276.00	231,089.18	231,089.18							214,078.80	214,078.80	331,089.18						
08-0108-PG	Macchione, Santo J., Lawell, Fardella	77.1150	1,698,530.00	846,832.86	846,832.86							241,042.95	241,042.95	241,042.95						
08-0164-PG	Brown	37.4180	401,728.25	241,042.95	241,042.95							231,354.24	231,354.24	231,354.24						
08-0155-PG	Call	37.0750	385,580.40	231,354.24	231,354.24							91,892.00	91,892.00	71,788.35						
08-0147-PG	Dermann, John & Karen	18.8800	151,200.00	91,892.00	91,892.00							228,724.48	228,724.48	71,788.35						
08-0171-PG	Pisoli Homes	49.8240	1,434,931.20	469,420.00	469,420.00							240,695.52	240,695.52	4,759,304.48						
08-0175-PG	Bartholomew, Claire	96.8000	766,400.00	165,600.00	165,600.00							165,600.00	165,600.00	4,592,704.48						
08-0185-PG	Pivitera et al.	22.0800	287,040.00	165,600.00	165,600.00							41,602.50	41,602.50	4,592,704.48						
08-0189-PG	Diarno, Marco	16.6410	58,243.50	41,602.50	41,602.50							228,940.85	228,940.85	4,325,101.98						
08-0184-PG	Shule, Mark et al.	42.6180	383,562.00	364,061.25	364,061.25							364,061.25	364,061.25	3,961,089.86						
08-0187-PG	Cohawkin Road, LLC	32.3610	608,766.75	357,125.85	357,125.85							282,200.00	282,200.00	3,603,974.03						
08-0161-PG	Helian Corporation	64.3470	595,209.75	357,125.85	357,125.85							255,941.00	255,941.00	3,341,774.03						
08-0172-PG	Austin, Jeanette	42.8800	437,000.00	282,200.00	282,200.00							236,172.00	236,172.00	3,046,833.03						
08-0173-PG	Skill Run Properties, LLC #4	49.5850	595,020.00	295,941.00	295,941.00							338,340.00	338,340.00	2,382,649.03						
08-0174-PG	Leone, Russell & April	43.3000	530,425.00	296,172.00	296,172.00							164,476.08	164,476.08	2,054,309.03						
08-0170-PG	Styron, Harriet & Syllades George	56.3900	597,734.00	338,340.00	338,340.00							307,695.00	307,695.00	1,869,832.95						
08-0169-PG	Musumeci, Joseph, Victoria & Anna	28.4760	274,125.80	164,476.08	164,476.08							292,515.30	292,515.30	1,529,137.95						
08-0187-PG	Hazzan, Shirley (Estate)	41.0260	512,825.00	292,515.30	292,515.30									1,289,822.65						
08-0185-PG	Ragusa, Mollie	46.4310	487,525.00	292,515.30	292,515.30									1,289,822.65						
Totals Closed			17	1,266,6100	18,860,675.35	10,519,903.66				0.00										
Totals Encumbered			13	878,7690	8,068,624.50	4,710,377.35				0.00										
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Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Ragusa, Mollie
08- 0165-PG
County PIG Program
50 Acres

Block 801	Lot 36	Logan Twp.	Gloucester County
SOILS:		Other	8% * 0 = .00
		Prime	90% * .15 = 13.50
		Statewide	2% * .1 = .20
			SOIL SCORE: 13.70
TILLABLE SOILS:		Cropland Harvested	91% * .15 = 13.65
		Wetlands	5% * 0 = .00
		Woodlands	4% * 0 = .00
			TILLABLE SOILS SCORE: 13.65
FARM USE:	Soybeans-Cash Grain	acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st one (1) acres for one future single family residence
Exception is not to be severed from Premises
 - 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 FY2018R10(22)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**Cumberland COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Todd and Margret Casper (Lot 9.05) ("Owners")
Upper Deerfield Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.
SADC ID#06-0149-PG**

October 26, 2017

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland 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, Cumberland County received SADC approval of its FY2017 PIG Plan application annual update on May 26, 2016; and

WHEREAS, on July 10, 2013, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 501, Lot 9.05 & 17, Upper Deerfield Township, Cumberland County, totaling approximately 33 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Cumberland County's Upper Deerfield North Project Area; and

WHEREAS, the Property includes one (1), approximately 1 acre severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses resulting in approximately 32 net acres to be preserved; and

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

WHEREAS, at the time of application the Property was in nursery plant 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 66.03 which exceeds 43, 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 April 16, 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. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 23, 2015, the SADC certified a development easement value of \$5,100 per acre based on zoning and environmental regulations in place as of the current valuation date May 1, 2013; and

WHEREAS, subsequent to certifying the easement value on July 23, 2015, the County and Landowner requested to amend the application to designate the house as a single family residence rather than an office and make the severable exception a non-severable exception area, which required updated appraisals; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 23, 2017 the SADC certified an amended development easement value of \$4,800 per acre based on zoning and environmental regulations in place as of the current valuation date January 1, 2017; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$4,800 per acre for the development easement for the Property; and

WHEREAS, on August 28, 2017, 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 June 1, 2016, the Upper Deerfield 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 April 11, 2017, the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 26, 2017, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$1,520 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 33.99 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 33.99 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$111,487.20	(\$3,280/acre)
<u>Cumberland County</u>	<u>\$51,664.80</u>	<u>(\$1,520/acre)</u>
Total Easement Purchase	\$163,152	(\$4,800/acre)

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d) (f), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant

fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$111,487.00 in FY17 competitive grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm and 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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 33.99 net easement acres, at a State cost share of \$3,280 per acre, (68.33% of certified easement value and purchase price), for a total grant not to exceed \$111,487.20 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 1 acre severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses resulting in approximately 32 net acres to be preserved; and

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

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

BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C; 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 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.

10/26/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Todd and Margaret Casper (#1)
 Block 501 Lots P/O 9.05 (26.43 ac);
 P/O 9.05-EN (severable exception - 1.0 ac) & 17 (5.81 ac)
 Gross Total = 33.24 ac
 Upper Deerfield Twp., Cumberland County



	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Highways
	County Roads
	Municipal/Local Roads
	Highlands (or Pinelands) Development Credits
	Municipal, County and Non-Profit
	Preserved Open Space
	State Owned Conservation Easement
	State Owned O&S & Recreation Easement

Wetlands Legend:
 F - Freshwater Wetlands
 L - Linear Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 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:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDEP Wetlands Data
 NJ Pinelands Commission PDC Data
 NJ Highlands Council Data
 NJOT/OGIS 2012 Digital Aerial Image

Date: 3/3/2017

Preserved Farms and Active Applications Within Two Miles

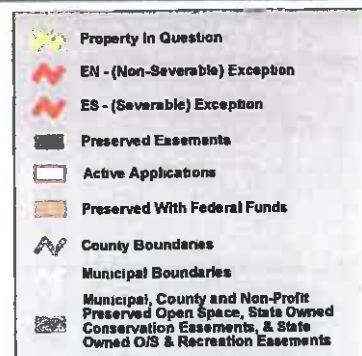
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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Todd and Margaret Casper (#1)
Block 501 Lots P/O 9.05 (26.43 ac);
P/O 9.05-EN (severable exception - 1.0 ac) & 17 (5.81 ac)
Gross Total = 33.24 ac
Upper Deerfield Twp., Cumberland County

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



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

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

Date: 3/3/2017

SADC County Pig Financial Status Schedule B

Cumberland County

SADC ID#	Firm	Acres	SADC		Federal Grant		Base Grant				Competitive Funds																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Casper #1\Caspers Nurseries, LLC
06- 0149-PG
County PIG Program
31 Acres

Block 501	Lot 9.05	Upper Deerfield Twp.	Cumberland County
Block 501	Lot 17	Upper Deerfield Twp.	Cumberland County

SOILS:	Prime	100% *	.15	=	15.00	
					SOIL SCORE:	15.00

TILLABLE SOILS:	Cropland Harvested	79% *	.15	=	11.85	
	Other	20% *	0	=	.00	
	Wetlands	1% *	0	=	.00	
					TILLABLE SOILS SCORE:	11.85

FARM USE:	Ornament Nursery Products	27 acres
	Field Crop Except Cash Grain	5 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st one (1) acres for current housing unit
 - Exception is severable
 - Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
 - 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 #FY2018R10(23)

Final Approval

**Lorillard, Alice Estate of - (TLCNJ)("Owner")
FY2013 Non Profit Round - SADC #18-0009 NP**

October 26, 2017

WHEREAS, on May 21, 2012 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from The Land Conservancy of New Jersey ("TLCNJ") for the Alice Lorillard farm identified as Block 13, Lots 7 and 8, Bedminster Township, Somerset County, totaling approximately 81 gross acres, hereinafter referred to as "the Property"; and

WHEREAS, the original application included a 2 acre non-severable exception around a structure containing 3 apartments (one, 3 bedroom and two, 2 bedroom) and a 3.75 acre non-severable exception around a single family residence (Schedule A); and

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

WHEREAS the Property is in hay production; and

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

WHEREAS, on September 27, 2012 the SADC granted preliminary approval by Resolution #FY2013R9(26) to the TLCNJ application and appropriated \$1,516,983 for the acquisition of development easement on five farms including the Lorillard farm; and

WHEREAS, at the time of SADC preliminary approval the Property had a quality score of 63.27; and

WHEREAS, on September 24, 2015 the SADC certified a development easement value of the Property to be \$30,000 per acre based on current zoning and environmental regulations in place as of July 27, 2015; and

WHEREAS, the SADC advised TLCNJ of the certified 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 TLCNJ's eligible costs and subject to available funds appropriated in the FY2013 Nonprofit round; and

WHEREAS, TLCNJ informed the SADC that it accepted the SADC certified easement value of \$30,000 per acre and the SADC 50% per acre cost share of \$15,000; and

WHEREAS, on September 29, 2015 the original Owner, Alice Lorillard passed away; and

WHEREAS, subsequently representatives of her Estate indicated they would like to continue with the farmland preservation application; and

WHEREAS, TLCNJ and Somerset County approved the Estate's request to combine the two nonseverable exceptions (5.75 acres total) and increase the size resulting in one approximately 12 acre nonseverable exception; and

WHEREAS, the exception area is limited to the existing single family residence and the three apartments (one, 3 bedroom and two, 2 bedroom) and the apartments cannot be replaced with single family residences; and

WHEREAS, the increased exception area results in approximately 69 net acres to be preserved, Schedule A-1; and

WHEREAS, TLCNJ and the Owner agreed to include the following language in the Deed of Easement "the use of the exception area shall not impair, hinder or negatively impact the agricultural use on the Premises as determined by the easement holder"; and

WHEREAS, the change in the exception size increases the quality score to 64.98; and

WHEREAS, both appraisers reviewed the change to the application and provided letters that the change in the size of the exception had no impact on the easement per acre value. SADC review appraiser concurs with the appraisers; and

WHEREAS, the Owner accepted TLCNJ offer of \$32,745 per acre for the development easement for the Property, which is higher than the certified easement value, but not higher than the highest appraised value of \$35,000 per acre; and

WHEREAS, TLCNJ passed a resolution on May 24, 2017 approving the acquisition and entered into a purchase agreement with the Owner on June 16, 2017; and

WHEREAS, on May 15, 2017 the Somerset County Agriculture Development Board endorsed the TLCNJ/Lorillard application and agreed to hold the easement and be responsible for annual monitoring; and

WHEREAS, on July 11, 2017 the Somerset County Board of Chosen Freeholders endorsed the TLCNJ/Lorillard application and agreed to provide \$12,500 per acre towards the acquisition on the condition that the Deed of Easement is assigned to and held by the County of Somerset; 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, the County, or another qualifying tax exempt organization for farmland preservation purposes; and

WHEREAS, on June 19, 2017 by Resolution #2017-073 Bedminster Township endorsed the TLCNJ/Lorillard application and agreed to contribute \$5,000 per acre toward the acquisition; and

WHEREAS, on May 22, 2017 the Lamington Conservancy passed a resolution agreeing to contribute up to \$16,905 toward the acquisition; and

WHEREAS, the estimated cost share participation for the project is as follows (based on 69 acres); and

Somerset County	\$ 862,500	\$12,500/ acre
Bedminster Township	\$ 345,000	\$ 5,000/ acre
Lamington Conservancy	\$ 16,905	\$ 245/ acre
SADC Nonprofit Grant Funds	<u>\$1,035,000</u>	<u>\$15,000/ acre (50% of \$30,000)</u>
Total	<u>\$2,259,405</u>	\$32,745/ 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 TLCNJ for up to 50% of the eligible ancillary costs which will be deducted from its appropriation and subject to the availability of funds; and

WHEREAS, TLCNJ is requesting \$1,035,000 in FY13 funding, which is available at this time;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to The Land Conservancy of New Jersey/Lorillard easement acquisition application subject to compliance with N.J.A.C. 2:76-16 and the conditions contained in (Schedule B); and

BE IT FURTHER RESOLVED, the SADC shall provide a cost share grant not to exceed \$15,000 per acre (total of approximately \$1,035,000 based on 69 acres) to The Land Conservancy of New Jersey for the development easement acquisition on the Lorillard farm subject to the availability of funds; and

BE IT FURTHER RESOLVED, the SADC approves the assignment of the Deed of Easement from TLCNJ to Somerset County provided the SADC reviews and approves in advance 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 includes one (1), approximately 12 acre non-severable exception limited to one single family residential unit and a structure containing 3 apartments (one, 3 bedroom and two, 2 bedroom), the apartments cannot be replaced with single family residences; and

BE IT FURTHER RESOLVED, the following language shall be included in the Deed of Easement "the use of the exception area shall not impair, hinder or negatively impact the agricultural use on the Premises as determined by the easement holder"; and

BE IT FURTHER RESOLVED, the Property to be preserved outside of the non-severable exception area includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; 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 The Land Conservancy of New Jersey for the development easement purchase on the approved application shall be based on the final surveyed acreage of the Property to be preserved outside of any exception area 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-C; 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 Land Conservancy of New Jersey for the acquisition of a development easement on the Lorillard 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.

10/26/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

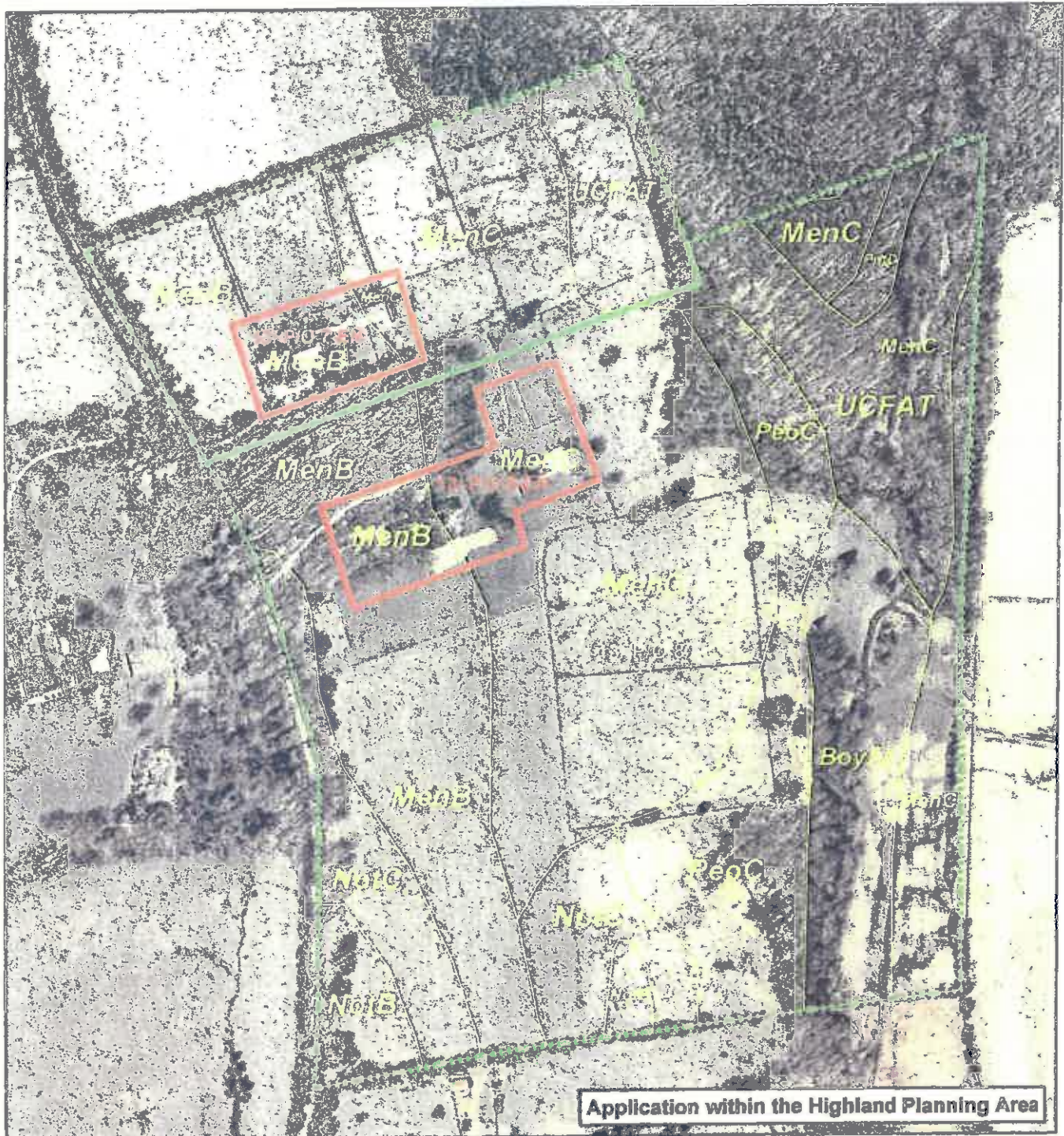
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Soils

05/31/2012 11:11

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bindon Farm/Alice W Lorillard/LCNJ
Block 13 Lots P/O 7 (14.1 ac);
P/O 7-EN (non-severable exception - 2.1 ac);
P/O 8 (59.3 ac) & P/O 8-EN (non-severable exception 3.8 ac)
Gross Total = 79.2 ac
Bedminster Twp., Somerset County



500 250 0 500 1,000 Feet

	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Soils Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned QRS & Recreation Easement

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:
NRCS - SSURGO 2010 Soil Data
Green Acres Conservation Easement Data
NJOT/OGIS 2007/2008 Digital Aerial Image

May 31, 2012

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bindon Farm/Alice W Lorillard/LCNJ
Block 13 Lots P/O 7 (14.1 ac);
P/O 7-EN (non-severable exception - 2.1 ac);
P/O 8 (59.3 ac) & P/O 8-EN (non-severable exception 3.8 ac)
Gross Total = 79.2 ac
Bedminster Twp., Somerset County



Farmland Preservation Program

- Property in Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Active Applications
- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned QWS & Recreation Easement

Base Map

- County Boundary
- Municipal Boundary



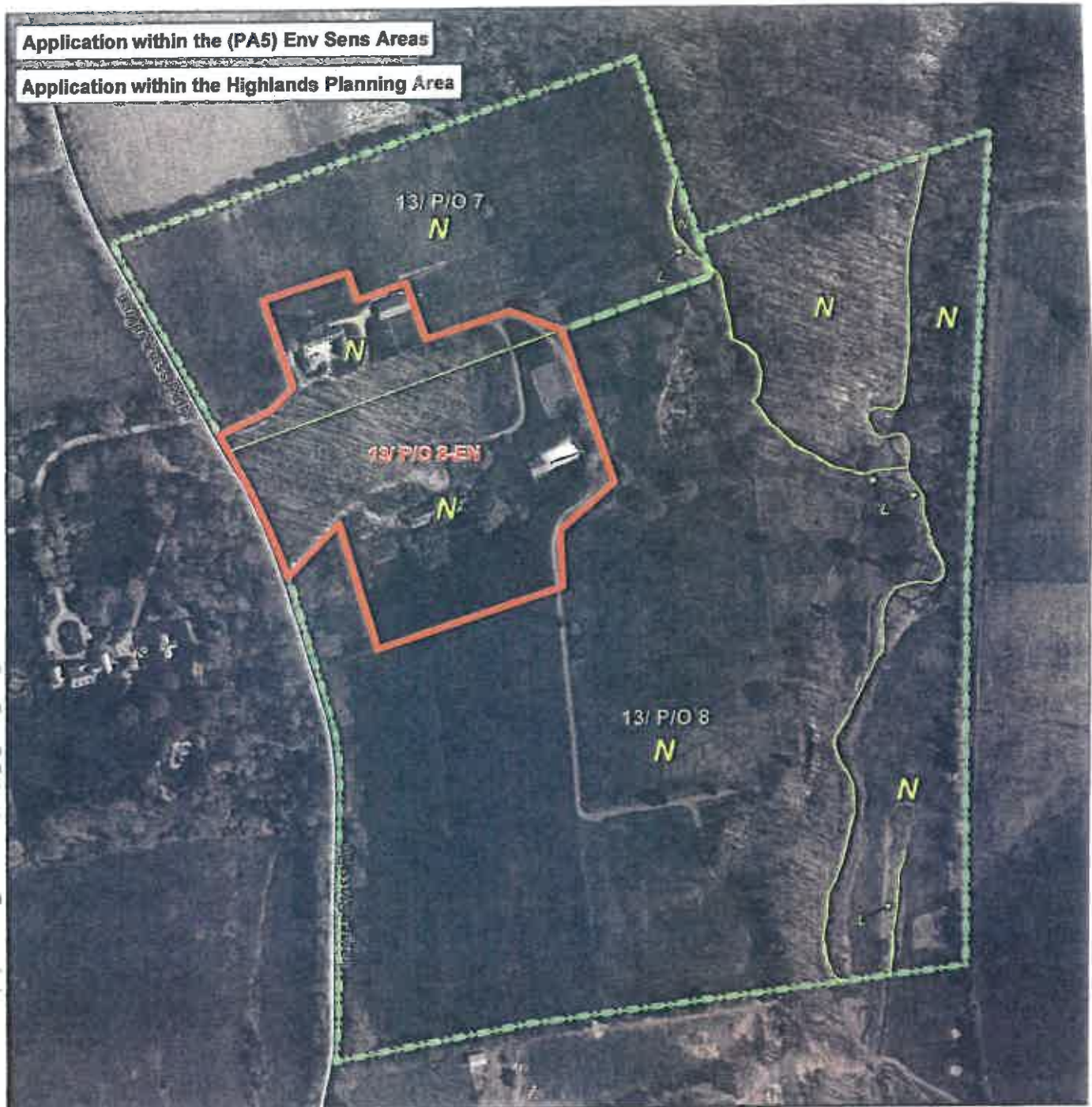
Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NOIT/OGIS 2007/2008 Digital Aerial Image

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

Application within the (PA5) Env Sens Areas

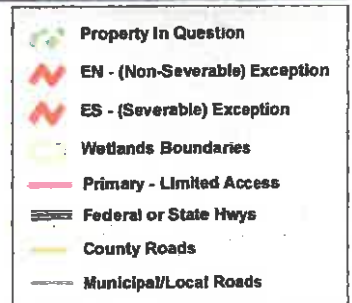
Application within the Highlands Planning Area

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Land Conservancy-Urgo, S/Ursin, John
 Block 13 Lots P/O 7 (13.2 ac); P/O 8 (54.0 ac);
 & P/O 8-EN (non-severable exception - 12.0 ac)
 Gross Total = 79.2 ac
 Bedminster Twp., Somerset County



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

May 22, 2017

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Lorillard, Alice - Estate of (TLCNJ)
18- 0009-NP
FY 2012 Easement Purchase - Nonprofit
67 Acres

Block 13	Lot 7	Bedminster Twp.	Somerset County
Block 13	Lot 8	Bedminster Twp.	Somerset County

SOILS:	Other	20% * 0	=	.00
	Prime	19% * .15	=	2.85
	Statewide	61% * .1	=	6.10
	SOIL SCORE: 8.95			
TILLABLE SOILS:	Cropland Harvested	72% * .15	=	10.80
	Woodlands	28% * 0	=	.00
	TILLABLE SOILS SCORE: 10.80			
FARM USE:	Field Crop Except Cash Grain	24 acres	hay/alfalfa	

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 twelve (12) acres for single family residence and 3 apartments, apartments cannot be replaced with SF residences

Exception is not to be severable from Premises
 - c. Additional Restrictions:
 1. 3 apartments: 2, 2 bedroom, 1, 3 bedroom
 2. Use of exception shall not impair, hinder or negatively impact the agricultural use of the premises as determined by easement holder
 - 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 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 FY2018R10(24)

Amended FINAL REVIEW AND APPROVAL

K-J -The Land Conservancy of New Jersey

2012 Non Profit Round - SADC #21-0028 NP

OCTOBER 26, 2017

Amendment Synopsis:

- Recognize the 40.9-acre severable exception.
- Recognize a new easement value \$3,850 /acre.
- Approve a new cost share based on the new easement value.

WHEREAS, on May 21, 2012 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from The Land Conservancy of New Jersey (TLCNJ) for the K-J farm identified as Block 7, Lot 1, Harmony Township, Warren County, totaling approximately 103 net acres hereinafter referred to as "Property"; and

WHEREAS, on July 25, 2013 the SADC granted final approval by Resolution #FY14R7(11) to the K-J Farm application (Schedule A); and

WHEREAS, the original K-J Farm application contained one (1), 3-acre non-severable exception restricted to one (1) future single family residence; and

WHEREAS, during the title search, certain interests were noted between the K-J landowners and the adjacent property owner (Block 7 Lot 14). Specifically, the owner of neighboring Block 7 Lot 14 retained an interest in a haul road which lies between the K-J quarried area and the quarried area on Block 7 Lot 14. This interest allows the adjoining property owner the right to remove a portion of the haul road which would result in the merger of the quarry ponds between the two properties; and

WHEREAS, SADC staff, TLCNJ and K-J Farm owners agreed to except out the formerly quarried area; and

WHEREAS, the Property has one (1) previously approved 3-acre non-severable exception and one (1) new 40.9-acre severable exception, each restricted to one future single family residence and for future flexibility of use, resulting in approximately 61 net acres to be preserved (Schedule B); and

WHEREAS, the Property has zero (0) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses outside of the exception areas; 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, this change to the application results in a quality score of 54.71 which continues to meet the standards as required in the SADC preliminary approval by Resolution #FY2013R9(26); and

WHEREAS, TLC-NJ updated the appraisals to consider the addition of the new exception area and in accordance with N.J.A.C. 2:76-15.1 if two appraisals have been obtained on a parcel and the difference between the two appraisal values is 10 percent of the higher appraisal value or less, the eligible land cost shall be the average of the appraisal values.

WHEREAS, on July 27, 2017 the SADC certified the amended easement value of \$3,850 per acre based upon the two revised appraisals which were within 10 percent of the highest appraisal value; and

WHEREAS, on September 27, 2012 the SADC granted preliminary approval by Resolution #FY2013R9(26) to the TLCNJ's application and appropriated \$1,516,983 for the acquisition of development easements on five farms including the K-J Farm; and

WHEREAS, TLCNJ has received final approval for the Star D farm which used approximately \$138,000 of the appropriated funds, leaving a balance of approximately \$1,378,983 for the K-J farm; and

WHEREAS, the Warren County Board of Chosen Freeholders entered into a Farmland Preservation Agreement with TLCNJ dated January 25, 2013 which provides 50% matching funds from Warren County for TLCNJ easement acquisition on the K-J farm; and

WHEREAS, the cost share breakdown based on approximately 61 acres is as follows:

Warren County	\$ 117,425	\$1,925/acre
SADC Nonprofit Grant Funds	<u>\$ 117,425</u>	<u>\$1,925/acre</u>
Total	\$ 234,850	\$3,850/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 TLCNJ for up to 50% of the eligible ancillary costs which will be deducted from its 2013 appropriation and subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to The Land Conservancy of New Jersey for the K-J farm easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, the Property has one (1), 3-acre non-severable exception and one (1), 40.9-acre severable exception, each restricted to one future single family residence; and

BE IT FURTHER RESOLVED the Property has zero (0) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses outside of the exception areas; and

BE IT FURTHER RESOLVED, all other provisions of the July 25, 2013 final approval #FY14R7(11) shall remain in effect; and

BE IT FURTHER RESOLVED, the SADC shall provide a cost share grant not to exceed \$1,925 per acre (total of approximately \$117,425 based on 61 acres) to The Land Conservancy of New Jersey for the development easement acquisition on the K-J farm subject to the availability of funds; and

BE IT FURTHER RESOLVED, the application is subject to the conditions contained in (Schedule C); 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 The Land Conservancy of New Jersey 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 Land Conservancy of New Jersey for the acquisition of a development easement on the K-J farm; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall 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.

10/26/17
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY14R7(11)

Final Approval and Authorization to
Execute Deed of Easement, Project Agreement, and Closing Documents
The Land Conservancy of New Jersey - K-J Farm
2012 Non Profit Round - SADC #21-0028 NP

July 25, 2013

WHEREAS, on May 21, 2012 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from The Land Conservancy of New Jersey (TLCNJ) for the K-J farm identified as Block 7, Lot 1, Harmony Township, Warren County, totaling approximately 103 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the K-J farm and the Star D farm are contingent upon on the subdivision of Block 7, Lot 1, Harmony Township, Warren County (approximately 151 gross acres), into the respective Lots 1 (103 acres) and 1.03 (40 acres) prior to closing (Schedule A-1); and

WHEREAS, Harmony Township Land Use Board approved the subdivision on March 6, 2013; and

WHEREAS, the Property will be designated as Block 7, Lot 1; and

WHEREAS, the Property has one three (3) acre non-severable exception restricted to one future single family residence; and

WHEREAS, the farm is approximately 56 percent tilled, was in field corn production at the time of application and meets the minimum criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, on September 27, 2012 the SADC granted preliminary approval by Resolution #FY2013R9(26) to the TLCNJ's application and appropriated \$1,516,983 for the acquisition of development easements on five farms including the K-J Farm; and

WHEREAS, TLCNJ has received final approval for the Star D farm which used approximately \$138,000 of the appropriated funds, leaving a balance of approximately \$1,378,983 for the K-J farm (Schedule B); 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 51.99 which is greater than 70% of the County average quality score of 42 as determined by the Committee on September 27, 2012; and

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

WHEREAS, in accordance with N.J.A.C. 2:76-15.1 if two appraisals have been obtained on a parcel and the difference between the two appraisal values is 10 percent of the higher appraisal value or less, the eligible land cost shall be the average of the appraisal values. The two appraisals submitted were within 10 percent of the highest appraisal value and the resulting average was \$3,175 per acre; and

WHEREAS, on June 27, 2013 the SADC certified the development easement value of the Property to be \$3,175 per acre based on current zoning and environmental regulations in place (as of April 1, 2013); and

WHEREAS, this certification was contingent upon a subdivision deed being filed in the County Clerk's office prior to the preservation of Lot 1 perfecting the creation of Lot 1; and

WHEREAS, on June 27, 2013 the SADC informed TLCNJ of the certified 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 eligible costs and subject to available funds; and

WHEREAS, on July 2, 2013 TLCNJ informed the SADC that it will accept the SADC cost share of \$1,587.50 per acre for a total value of \$3,175 per acre; and

WHEREAS, the Warren County Board of Chosen Freeholders entered into a Farmland Preservation Agreement with TLCNJ dated January 25, 2013 which provides 50% matching funds from Warren County for TLCNJ easement acquisition on the K-J farm; and

WHEREAS, the cost share breakdown based on 103 acres is as follows:

Warren County	\$ 163,512.50	\$1,587.50/acre
SADC Nonprofit Grant Funds	<u>\$ 163,512.50</u>	<u>\$1,587.50/acre</u>
Total	\$ 327,025	\$3,175/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 TLCNJ for up to 50% of the eligible ancillary costs which will be deducted from its 2013 appropriation and subject to the availability of funds (Schedule B); and

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to The Land Conservancy of New Jersey for the K-J farm easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, that one three (3) acre non-severable exception for a future single family residence is recognized; and

BE IT FURTHER RESOLVED, the SADC shall provide a cost share grant not to exceed \$1,587.50 per acre (total of approximately \$163,512.50 based on 103 acres) to The Land Conservancy of New Jersey for the development easement acquisition on the K-J farm subject to the availability of funds; and

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

BE IT FURTHER RESOLVED, that closing cannot take place until the subdivision deed is filed in the
County Clerk's office perfecting the creation of Lot 1; 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 The Land Conservancy of New Jersey
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 Land Conservancy of New Jersey for the
acquisition of a development easement on the K-J farm; and

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

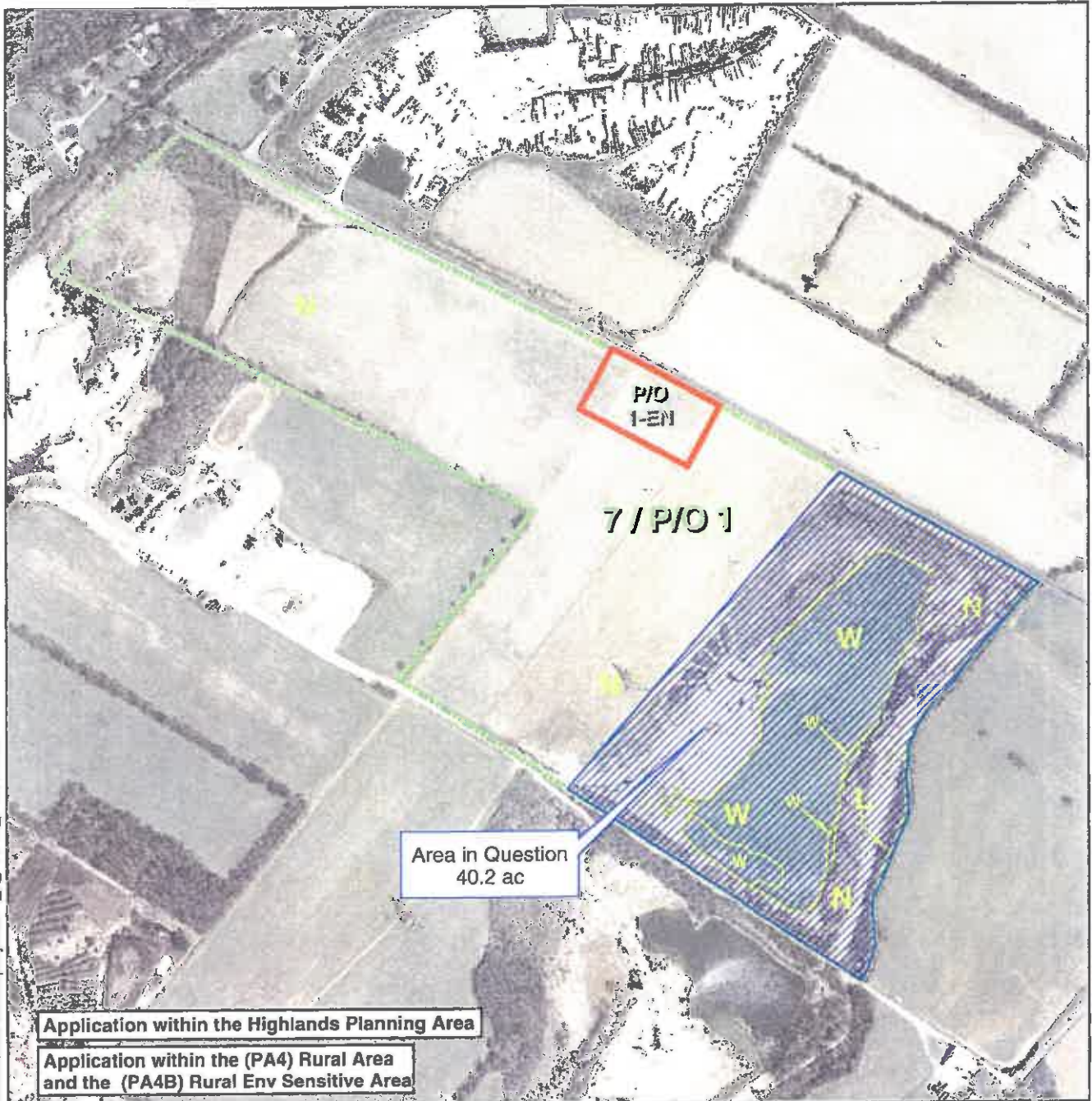
7/25/13
Date



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
Gina Fischetti (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT
Denis C. Germano	YES
Torrey Reade	YES
Peter Johnson	YES



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

K-J FARM

Block 7 P/O Lot 1 (101.69 ac) & P/O Lot 1-EN (non-severable exception - 3.03 ac)

Gross Total = 104.72 ac

Harmony Twp., Warren County



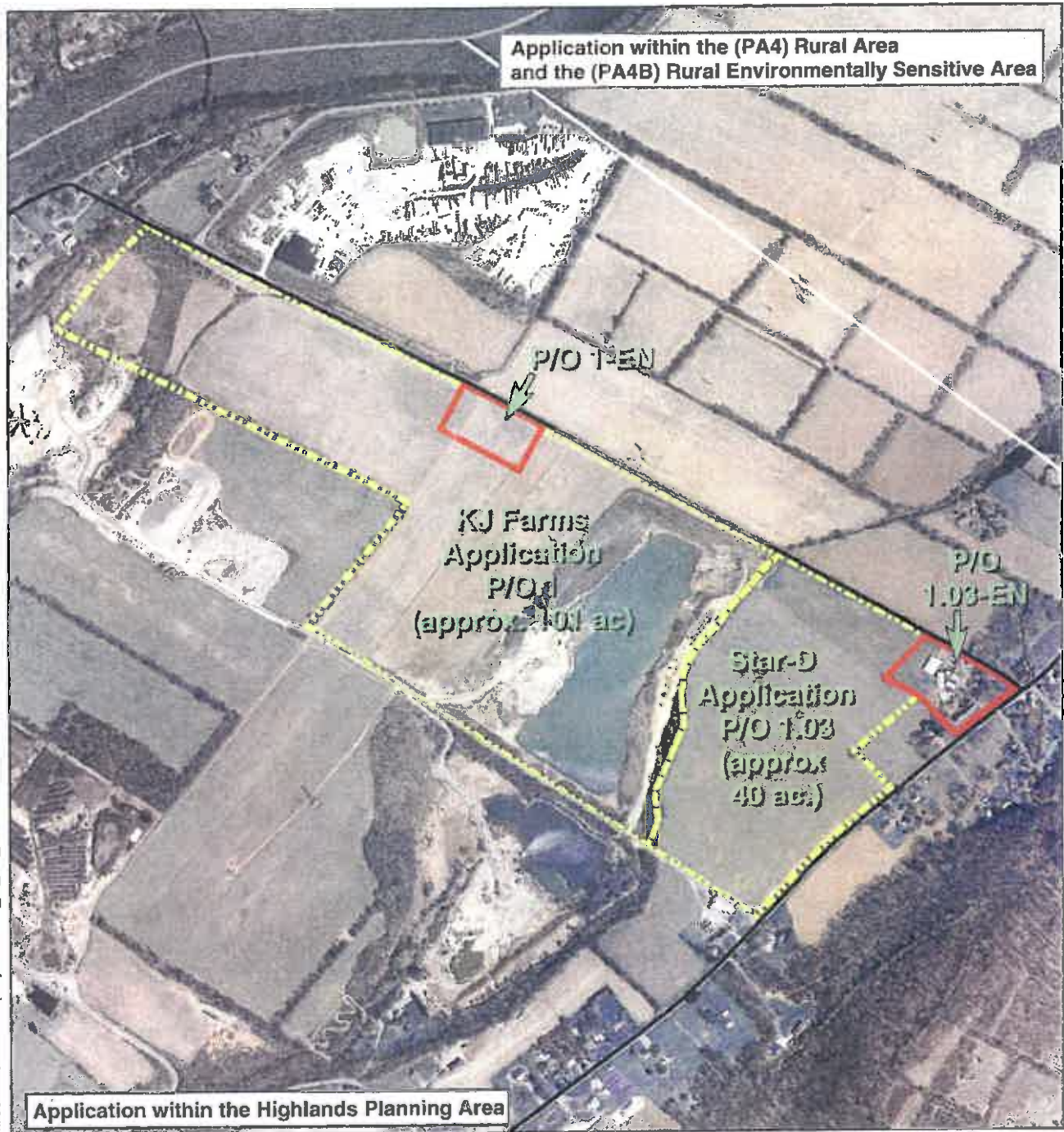
Wetlands Legend:
 F - Freshwater Wetlands
 L - Linear Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 B - 300' Buffer
 W - Water

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 2007/2008 Digital Aerial Image

Date: 5/31/2012

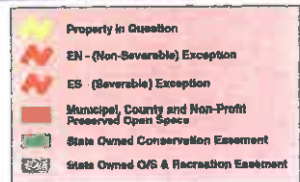
Schedule A-1



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

KJ Farms
Block 7 P/O Lot 1 (101.68 ac) & P/O Lot 1-EN (non-severable exception – 3.0 ac)
Star-D Farm
To Be Block 7 P/O Lot 1.03 (39.73 ac) & P/O Lot 1.03-EN (non-severable exception – 4.02 ac)
Gross Total = 148.47 ac
Harmony Twp., Burlington County



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

Date: 7/12/2013

Schedule B

New Jersey Farmland Preservation Program
2013 NON PROFIT GRANT ROUND

Applicant (Project)	County	Municipality	Acres	CMV	Date Closed	Approved	Total Cost	SADC Grant	Grant Amount/ Balance
The Land Conservancy of New Jersey									1,018,000.00
Ster D	Warren	Harmony	40,000	8,500.00			278,000.00	138,000.00	1,876,963.00
K-J Farm	Warren	Harmony	102,000	3,175.00			327,025.00	163,512.50	1,215,470.50
May	Warren	Hope	21,000	5,000.00			124,900.00	62,475.00	1,182,085.50
Sunny Hill	Warren	Harmony	24,000	8,500.00			188,000.00	89,400.00	1,052,585.50
Blinden	Somerset	Bedminster	75,000						

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

LCNJ\K-J Farm
21- 0028-NP
FY 2012 Easement Purchase = Nonprofit
102 Acres

Block 7	Lot 1	Harmony Twp.	Warren County
SOILS:		Other	40.57% * 0 = .00
		Prime	57.48% * .15 = 8.62
		Statewide	1.95% * .1 = .20
			SOIL SCORE: 8.82
TILLABLE SOILS:		Cropland Harvested	56% * .15 = 8.40
		Other	38% * 0 = .00
		Woodlands	6% * 0 = .00
			TILLABLE SOILS SCORE: 8.40
FARM USE:	Corn-Cash Grain	57 acres	corn

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 three (3) acres for 1 future SFR
 - Exception is not to be severable from Premises
 - Exception is to be restricted to one single family residential unit
 - 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 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.

Schedule B



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

LCNJ/K-J Farm
Block 7 Lots P/O 1 (60.8 ac); P/O 1-ES (severable exception - 40.9 ac);
& P/O 1-EN (non-severable exception - 3.0 ac)
Gross Total = 104.7 ac
Harmony Twp., Warren County

500 250 0 500 1,000 Feet

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

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



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

March 10, 2017

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

K-J (TLCNJ)
21- 0028-NP
FY 2012 Easement Purchase - Nonprofit
61 Acres

Block 7	Lot 1	Harmony Twp.	Warren County	
SOILS:		Other	30% * 0	= .00
		Prime	67% * .15	= 10.05
		Statewide	3% * .1	= .30
			SOIL SCORE:	10.35
TILLABLE SOILS:		Cropland Harvested	86% * .15	= 12.90
		Woodlands	14% * 0	= .00
			TILLABLE SOILS SCORE:	12.90
FARM USE:	Corn-Cash Grain	57 acres		corn

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 three (3) acres for 1 future SFR
Exception is not to be severable from Premises
Exception is to be limited to one future single family residential unit(s)
 - 2nd (40.9) acres for Quarry/pond
Exception is severable
Right to Farm language is to be included in Deed of Future Lot
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 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.
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