

STATE AGRICULTURE DEVELOPMENT COMMITTEE

Regular Meeting

March 27, 2025

Acting Chairman Frank Minch called the meeting to order at 9:09 a.m.

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

Roll call indicated the following:

Members Present

Frank Minch, Acting Chairman
Martin Bullock
Scott Ellis
Richard Norz
Charles Rosen (arrived at 9:23)
Gina Fischetti (arrived at 9:24)
Julie Krause
Lauren Procida
Brian Schilling

Members Absent

Pete Johnson
Tiffany Bohlin

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

Minutes

Approval of SADC Open and Closed Session Minutes of February 27, 2025.

It was moved by Mr. Norz and seconded by Mr. Ellis to approve the SADC Open and Closed Session Minutes of February 27, 2025. The motion was unanimously approved.

Report of the Chairman

Mr. Frank Minch, Director of Agricultural and Natural Resources, provided the committee with updates taking place in his department such as the revisions to

their Soil and Water Cost Share and Erosion Control rules. He stated the committee will be updated periodically as to their progress.

Report of the Deputy Executive Director

Mr. Roohr stated the Soil and Water Regulatory amendments are under review at the Governor's office and should be submitted to the committee at the April meeting.

Mr. Roohr reported NRCS announced that due to staff cuts they will no longer be able to provide engineering assistance for various projects. Mr. Roohr noted the proposed soil and water amendment which provides the ability to use cost share funds to pay for private engineers will help in this situation. The NRCS warned that this is not a short-term problem and staff plans to investigate this further and bring ideas back to the committee. The committee members recommended creating a list of approved technical service providers (TSP). Mr. Minch stated the state board is also looking into ways to assist with this issue.

Mr. Roohr stated that the funding for the Next Gen Program has been cut from the department's draft budget. Secretary Wengryn has committed to getting those funds back through the budget process.

Mr. Roohr reported the Statewide Formula Value rules will be printed in the April 7th register and will become effective immediately. There are approximately 70 farms waiting for the formula value and staff will be working with applicants on those closings.

Mr. Roohr stated staff held a formula value meeting for the agency's partners which explained the overall process for the formula and to answer general questions. There was a large turnout, and a technical meeting was held after by our GIS staff to explain how the mapping would help with scoring.

Mr. Roohr spoke at the Monmouth Board of Agriculture meeting about Right to Farm (RTF) and Special Occasion Events (SOEs). He stated it was a very informative and insightful meeting for both him and the board. Mr. Bullock thanked him for his attendance. Mr. Norz recommended that staff attend more of these meetings and suggested committee members attend as well. Mr. Roohr agreed, and staff was working on increasing outreach efforts. Mr. Norz volunteered to assist with that.

Mr. Roohr stated the department's budget hearing is scheduled for April 9th and the Senate hearing is scheduled for April 29th.

Public Comment

Ashley Kerr, from the NJ Farm Bureau, stated that the Farm Bureau is happy to relay any important communication to their membership, whether it be a list of TSPs, guidance for SOEs and RTF or announcements for outreach events.

Patricia Springwell from Hunterdon County expressed concerns for farm monitoring and stated that it needs to be a priority. She stated that there are improper agricultural practices taking place on preserved farmland with no repercussions. Mr. Roohr suggested she share that information with staff so they can investigate.

Old Business

A. Stewardship

1. Next Generation Farmer Report

Mr. Roohr asked for a motion to approve the Next Generation Farmer Report that was presented to the committee at the February meeting so that it can be provided to the legislature.

It was moved by Mr. Bullock and seconded by Mr. Norz to approve the Next Generation Farmer Report. The motion was unanimously approved.

Mr. Norz stated that at the February meeting he suggested the title of the report be changed to “Next Generation *of* Farming Program”. Mr. Roohr stated if that was the general consensus of the committee, the cover can be changed; however, the title coincides with the language included in the legislation. After much discussion, it was decided to change the front page of the cover to read “Next Generation of Farming Program”. Ms. Fischetti also asked that a summary of the report to be provided to the legislature.

New Business

A. Resolution: Review of Condemnation of Preserved Farmland (N.J.S.A. 4:1C-25) NJDOT Project Route 57 Bridge Over Branch Lopatcong Creek

Mr. Thomas Allen reviewed a proposal for condemnation of a portion of the preserved Robert & Sarah Santini Farm, which is a 92-acre farm preserved in 2015 in Warren County via the Direct Easement Program. The NJDOT project consists

of a bridge replacement on Route 57 over Lopatcong Creek in Lopatcong Township, Warren County. The current structure is a single-span concrete bridge that contains extensive damage and is in a state of disrepair. Replacing the bridge and providing enhancements to the bridge will allow for better right of way clearance on either side and better height clearance. He reviewed the specifics of the proposal with the committee and stated that due to it's minimal impact on preserved land, and lack of alternative options staff recommends that the committee make a finding that the project is necessary for the general health and safety and welfare of the community and that there is no immediately apparent feasible alternative.

It was moved by Mr. Norz and seconded by Mr. Ellis to approve Resolution FY2025R3(1), which would allow for the condemnation of preserved farmland on the Santini Farm if agreed to by the Governor. The motion was unanimously approved.

B. Resolution: Final Approval - Direct Easement Purchase Program

Ms. Miller referred the committee to one request for final approval for the Direct Easement Purchase Program. She reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Rosen and seconded by Mr. Schilling to approve Resolution FY2025R3(2) granting approval, as presented, subject to any condition of said resolution.

1. Estate of Edgar H. Cramer, SADC ID# 03-0038-DE, FY2025R3(2), Block 779, Lots 6.01 6.04. 6.03 and Block 778, Lot 3, Pemberton Township, Burlington County, Block 1201, Lot 9, Springfield Township, Burlington County, 129.59 acres.

The motion was unanimously approved. A copy of Resolution FY2025R3(2) is attached to and a part of these minutes.

C. Appropriation Request

1. FY25 Allocation

Mr. Roohr explained the FY25 Appropriation request is based on a presumption that the FY24 appropriation gets approved in the near future.

Mr. Distaulo, Fiscal Manager, reviewed a summary of the proposed allocations which includes \$86 million dollars of new CBT funds and \$4.7 million of fund reallocations which total \$91,049,258.00. There is an additional approximately \$58 million dollars available for SADC to appropriate in this request, but staff's recommendation is to hold those funds until the fall so the impact of the formula value can be observed, and funds can be strategically allocated at that time if needed.

Several committee members expressed concern about the \$58 million being taken back if it was not appropriated now. Mr. Roohr stated the funds are constitutionally dedicated. Mr. Distaulo stated it is difficult to reprogram the funds to another SADC program later and the request for the \$58 million would occur in early Fall once the formula has been in use. Mr. Norz asked what would happen if the formula values depleted the funds and the request needed to happen sooner than early Fall. Mr. Roohr indicated the Director of the Garden State Preservation Trust indicated they would be willing to hold a special meeting if needed.

Mr. Distaulo stated \$34 million (57% of the appropriation request) is earmarked for the county program, which includes \$4 million dollars of new base grant allocation for each county and the recommendation of a new \$30 million-dollar competitive fund. The municipal program is receiving \$500,000 for a base grant for Oldmans Township which submitted a recent plan to join the program. The non-profit program is receiving \$3.7 million dollars which will ensure all the current nonprofit projects from the last 2 rounds, FY24 and FY25, would have enough funding to be covered. The state acquisition program will be allocated \$21 million dollars which is 36% of the total appropriation requests today.

Mr. Rosen asked if staff foresees more activity from nonprofit partners in the future. Mr. Roohr explained this appropriation covers all active nonprofit applications currently with the agency but if their applications increase, future allocations could be adjusted to meet their demand.

Mr. Distaulo reviewed the base grant allocations for the County PIG Program with the committee. He discussed the county's allocations and expenditures, as well as the performance factors used to calculate this year's allocation. If a county has 50% or greater performance, they will be eligible for the full award of \$1 million dollars. If a county falls between 25% and 49%, they will be eligible for \$500,000. Anything less than 25% will not be eligible for base grant funding. Staff is recommending a new competitive round of \$30 million dollars where each qualified county would be eligible for an additional \$7.5 million dollars. There is also some older competitive funding still available, so many counties will be eligible for up to \$11.5 million dollars.

Mr. Distaulo reviewed the Stewardship funding with the committee and stated SADC is requesting the maximum amount of 4%, \$3.4 million dollars. This added to the remaining funds would total \$14.3 million of funds available for stewardship purposes including wildlife fencing and the soil and water programs. The Farmland Stewardships Grant program will be revived and receive \$2 million to provide cost share grants to landowners for the purposes of enhancing the economic viability of their preserved farms. Mr. Distaulo noted funds can be moved within the stewardship programs included in this fund based on need. Mr. Distaulo stated after all current projects are reimbursed, \$2.7 million will remain for future purposes.

Mr. Schilling asked about the stewardship grant program's current rules. Mr. Roohr stated the Stewardship program is a 50% matching grant program where in-kind services are permitted up to \$20,000. Mr. Roohr stated a farmer has to prove the project will increase the financial bottom line of the farm. Staff would like to make it an easy process for projects that are generally accepted and guaranteed to increase the farm's bottom line. Other novel projects will need to come in with documents to show how their bottom line will increase.

Mr. Distaulo reviewed the allocations for the Nonprofit Program which totals \$3.15 million for 5 current projects.

Mr. Distaulo stated staff is recommending \$28.3 million dollars in administrative costs and this includes \$25 million dollars for the SADC general administrative budget. These costs include acquisition cost, Garden State Preservation Trust (GSPT) administrative costs, and legal enforcement. The total request including all prior reprogramming is \$91,049,258.

It was moved by Mr. Norz and seconded by Mr. Schilling to approve the FY25 Appropriation Budget. The motion was unanimously approved.

Public Comment

Ashley Kerr from the New Jersey Farm Bureau (NJFB) stated the Farm Stewardship program is great and NJFB looks forward to its positive impacts on farmers.

Ms. Patricia Springwell from Hunterdon County urged the committee to rise to the highest standard possible with all future decisions.

Ms. Christina Chrobokowa, from 360 Earthworks, thanked the committee for all the great information that was presented today. She agreed with Ms. Springwell and stated that the care of the land and the money involved with looking after land is important. She is hopeful that stewardship programs will be allocated more funds in the future.

CLOSED SESSION

At 11:15 a.m. Mr. Roohr read the following resolution to go into Closed Session:

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

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

Action as a Result of Closed Session

No action taken.

ADJOURNMENT

The meeting was adjourned at 11:36 a.m.

Respectfully Submitted,



Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
REVIEW OF A NON-AGRICULTURAL DEVELOPMENT PROJECT INCLUDING
CONDEMNATION OF PRESERVED FARMLAND**

**NJDOT PROJECT ROUTE 57 BRIDGE OVER LOPATCONG CREEK
LOPATCONG TOWNSHIP, WARREN COUNTY**

Resolution #FY2025R(1)

March 27, 2025

WHEREAS, pursuant to N.J.S.A. 4:1C-25, no public body shall exercise the power of eminent domain for the acquisition of land in a municipally approved farmland preservation program or from which a development easement has been conveyed, for the construction of dwellings, commercial facilities, transportation facilities, or water or sewer facilities to serve nonfarm structures unless the Governor declares that the action is necessary for the public health, safety and welfare and that there is no immediately apparent feasible alternative; and

WHEREAS, the New Jersey Department of Transportation (NJDOT) filed a Notice of Intent (NOI) with the State Agriculture Development Committee (SADC) regarding the proposed reconstruction of the Route 57 Bridge [Structure No. 2165-153] at mile post 1.91 (Project) which carries New Jersey Route 57 over Lopatcong Creek in Lopatcong Township (Schedule A); and

WHEREAS, the Route 57 right-of-way containing Structure No. 2165-153 is bordered to the north by Block 94, Lot 22 and to the south by Block 97, Lot 1 in Lopatcong Township, both of which were preserved as the Robert and Sarah Santini Farm through the SADC's Direct Easement program on May 19, 2015; and

WHEREAS, according to the NOI, Structure No. 2165-153 is a single span concrete culvert whose roof slab structure contains transverse cracks, heavy efflorescence, stalactites, dampness, and rust staining; and

WHEREAS, in April 2016, the bridge was determined to be structurally deficient and functionally obsolete, and recommended for replacement, by the NJDOT in accordance with the department's Bridge Management System (BMS) standards; and

WHEREAS, the NJDOT is proposing bridge removal and replacement and the installation of other roadway safety improvements which include new standard guide rails and full shoulders over the bridge; and

WHEREAS, the NJDOT is requesting condemnation of a 1,110 S.F. (0.026 acres) temporary construction easement on Block 94, Lot 22; and

WHEREAS, the NJDOT is requesting condemnation of a 3,860 S.F. (0.089 acres) temporary construction easement, 1,500 S.F. (0.034 acres) permanent construction easement and 2,420 S.F. (0.056 acres) permanent utility easement on Block 97, Lot 1; and

WHEREAS, on Block 97, Lot 1 the proposed temporary construction easement includes condemnation of 1,025 S.F. (0.024 acres) of preserved farmland and the proposed permanent construction and maintenance easement includes 310 S.F. (0.007 acres) of preserved farmland; and

WHEREAS, the proposed permanent construction and maintenance easement is located within the proposed temporary construction easement , so the total requested condemnation of preserved farmland on Block 97, Lot 1 is 1,025 S.F. (0.024 acres); and

WHEREAS, SADC staff reviewed the NOI submitted by the NJDOT, discussed the Project with the preserved farm landowner, and determined that the NJDOT has provided adequate information about the Project to support the condemnation request pursuant to N.J.S.A. 4:1C-25; and,

WHEREAS, the requested permanent construction and maintenance easement and temporary construction easement are on the periphery of the Robert and Sarah Santini Farm, in a largely vegetated area, and would therefore have minimal impact on the agricultural use of the farm property; and

WHEREAS, design alternatives considered by Taylor Wiseman & Taylor, the NJDOT's consulting engineer, included in-kind replacement, or overbuilding bridge right-of-way widths; and

WHEREAS, in-kind replacement of the bridge will result in maintaining the current substandard roadway width and overbuilding the bridge right-of-way widths will result in excessive disturbances to environmentally sensitive areas and increase right-of-way takings,

NOW, THEREFORE, BE IT RESOLVED, that the SADC has reviewed the proposed action and deems the Project, including condemnation for the acquisition of a temporary construction easement of 1,025 S.F. (0.024 acres) and a permanent construction and maintenance easement of 310 S.F. (0.007 acres), necessary for the following reasons:


1. The Project improves the safety and function of NJDOT's Transportation Route 57 Bridge [Structure No. 2165-153] and will not add additional road capacity or extension of utilities within preserved farmland;
2. Alternatives to condemnation of preserved farmland were considered by the NJDOT's consulting engineer and found to result in continued substandard design; and
3. The Project has been designed to minimize impacts on preserved farmland.

BE IT FURTHER RESOLVED that the SADC recommends that the Governor declare the action necessary for the public health, safety and welfare and that there is no immediately apparent feasible alternative; and

BE IT FURTHER RESOLVED that this action is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

BE IT FURTHER RESOLVED that this approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4F.

03/27/2025
Date


Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	ABSENT
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Frank Minch, Acting Chairperson	YES

[https://sonj.sharepoint.com/sites/AG/SADC/ADAs/Impact Reviews \(Section 19 and 25\)/Rt. 57 Bridge Replacement/Updated Plans/SADC Resolution - Warren County Rt. 57 Bridge Replacement.doc](https://sonj.sharepoint.com/sites/AG/SADC/ADAs/Impact%20Reviews%20(Section%2019%20and%2025)/Rt.57%20Bridge%20Replacement/Updated%20Plans/SADC%20Resolution%20-%20Warren%20County%20Rt.57%20Bridge%20Replacement.doc)

Schedule A

The screenshot displays the SADC Staff Map interface. The main map area shows an aerial view of a road labeled "West Washington Avenue" running horizontally across the center. A blue line, likely representing a stream or boundary, follows the road and curves into the fields above and below it. Yellow lines are also visible, possibly representing utility lines or other boundaries. The map is surrounded by brown, grassy fields. In the bottom left corner, there is a scale bar for 40 feet and coordinates: -75.129 40.703 Degrees. In the bottom right corner, there is a copyright notice: "New York State, Maxar, Microsoft | Copyright nearmap 2015 | -NJ Office of Information Technolog".

The "Layer List" panel on the right side of the map contains the following items:

- NJFARMS Active and Preserved Farms ...
- Municipal Zoning Links ...
- Smart Growth Areas ...
- 2020_Agricultural_Land_Use ...
- State, Local and Nonprofit Open Space of New Jersey - Open Space ...
- USDA NRCS Easements ...
- Highlands Preserved Lands ...
- Pinelands Permanent Land Protection Restrictions ...
- Highlands Preservation and Planning Area ...
- New Jersey Agricultural Development Areas ...
- Pinelands: Preservation, Protection and National Reserve Areas ...
- Pinelands Management Areas ...
- Blueprint Ag Priority Model Priorities ...
- Streams - Surface Water Quality Classifications ...
- Rutgers NJ Inland Design Flood Elevation (FEMA 1% Chance Annual Flood Plus 3 Feet) ...
- Wetlands (2012 NJDEP LULC) ...
- Modified Agriculture Wetlands ONLY ...
- NJ Areas in Need of Redevelopment ...
- Sewer Service Areas ...
- Terrestrial Wildlife Habitat Cores and Corridors in New Jersey, Connecting Habitat Across New Jersey (CHANJ) - CHANJ ...
- Historic Property Features ...

Schedule B

ROBERT A. SANTINI, JR. unmarried

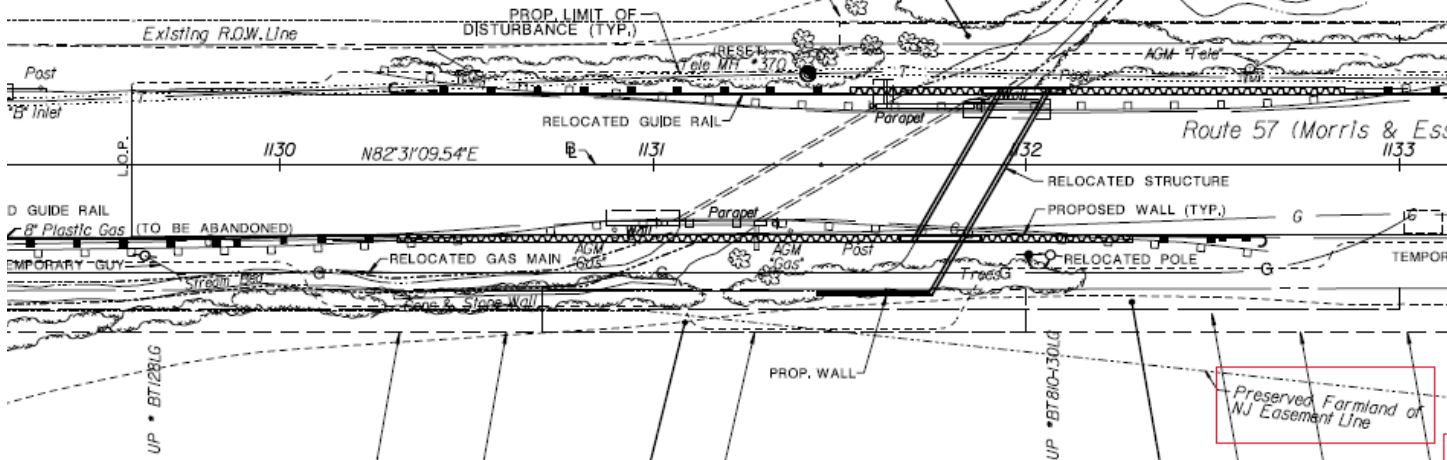
TEMPORARY CONSTRUCTION EASEMENT
AREA=840 S.F.±

E1

0 S.F. in Farmlands Easement

TEMPORARY CONSTRUCTION EASEMENT LINE

Agricultural Field



TEMPORARY CONSTRUCTION EASEMENT AREA #1=2,040 S.F.±

TEMPORARY CONSTRUCTION EASEMENT LINE
1,025 S.F. in Farmlands Easement

CONSTRUCTION AND MAINTENANCE EASEMENT LINE
310 S.F. in Farmlands Easement

Agricultural Field

BLOCK 97
1

Preserved Farmland of NJ Easement Line

TEMPORARY CONSTRUCTION EASEMENT LINE

UTILITY EASEMENT LINE
0 S.F. in Farmlands Easement

E2A

ROBERT A. SANTINI, JR. unmarried

CONSTRUCTION AND MAINTENANCE EASEMENT AREA=1,500 S.F.±
TOTAL TEMPORARY CONSTRUCTION EASEMENT AREA=3,860 S.F.±

UE 2B

ROBERT A. SANTINI, JR. unmarried
UTILITY EASEMENT

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2025 R3(2)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Edgar H. Cramer Sr. Trust

MARCH 27, 2025

Subject Property: **Edgar H. Cramer Sr. Trust**
Block 779, Lots 6.01, 6.04, 6.03 – Pemberton Township, Burlington County
Block 778, Lot 3 – Pemberton Township, Burlington County
Block 1201, Lot 9 – Springfield Township, Burlington County
SADC ID#: 03-0038-DE

WHEREAS, on October 16, 2024, the State Agriculture Development Committee (“SADC”) received a development easement sale application from The Edgar H. Cramer Sr. Trust, hereinafter “Owner,” identified as Block 779, Lots 6.01, 6.03, 6.04 and Block 778, Lot 3, Pemberton Township, Burlington County and Block 1201, Lot 9, Springfield Township, Burlington County hereinafter “the Property,” totaling approximately 129.59 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the original application included one (1), approximately 5-acre severable exception area around lots 6.03 and 6.04 for and limited to two (two) existing single-family residences and to afford future flexibility of uses; and

WHEREAS, in preparation for final approval, the landowner requested to remove the Residual Dwelling Site Opportunity and change the configuration of the severable exception area so that Lot 6.03, and the single family residence thereon, remains part of the Premises and ; and

WHEREAS, it is the opinion of the SADC staff Review Appraiser that this change does not decrease the SADC certified value; and

WHEREAS, the Property includes five (5) exception areas:

- one (1), approximately 5.02-acre severable exception area for an existing single family residential unit, two pre-existing non-agricultural businesses, and to afford future flexibility for nonagricultural uses;
- four (4) approximately .03-.04-acre nonseverable exception areas for radio antennas currently associated with a leased to radio station WWJZ, Inc.;

resulting in approximately 124.44 net acres to be preserved, hereinafter referred to as “the Premises”; and

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

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

WHEREAS, the 5.02-acre severable exception area:

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

WHEREAS, the four (4) .03-.04-acre non-severable exception areas:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to zero (0) single family residential units
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

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

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

WHEREAS, Pemberton Township's zoning ordinance for the General Commercial Light Industrial district, in which Block 778, Lot 3 is located, does not include agriculture as a permitted use; the SADC's ability to proceed with preservation is conditioned upon Pemberton Township amending that zoning ordinance to permit a variety of agricultural uses; and

WHEREAS, the pending SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0.20 acres (.16%) of existing soil disturbance on the Premises before the changes to the application an updated soil disturbance map will be completed once the survey has been submitted, (Schedule B); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on August 6, 2024 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Burlington County (minimum acreage of 75 and minimum quality score of 60) because it is approximately 129.59 acres and has a quality score of 67.55; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on February 27, 2025 the SADC certified a development easement value of \$99,247 per acre based on zoning and environmental regulations in place as of the current valuation date January 15, 2025; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the SADC's offer of \$99,247 per acre for the purchase of the development easement on the Premises and the Owner does not want to wait for the adoption of the Statewide Formula; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$99,247 per acre for a total of approximately \$12,350,296.68 subject to the conditions contained in (Schedule C).
3. This final approval and closing on the easement purchase are conditioned upon Pemberton Township amending its zoning ordinance to include agriculture as a permitted use on Block 778, Lot 3.
4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
5. The final acreage of the exception areas shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

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

____3/27/2025_____
Date



Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	ABSENT
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Frank Minch, Acting Chairperson	YES

Project Map



X:\counties\burco\Pro Projects\Edgar H Cramer Sr Trust.aprx

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Edgar H. Cramer Sr. Trust
 Springfield Twp. - Block 1201 Lot 9 (5.95 ac);
 Pemberton Twp. - Block 778 Lot 3 (34.24 ac)&
 Block 779 Lots P/O 6.01 (84.25 ac) &
 P/O 6.01-ES (severable exception - 5.02 total ac - comprised of:
 All of lot 6.04 - 2.73 ac; and P/O lot 6.01 - 1.29 ac); 6.03 (1.0 ac); &
 P/O 6.01-EN (non-severable exceptions 0.03, 0.03, 0.03 & 0.04 ac)
 Gross Total = 129.59 ac
 Burlington County

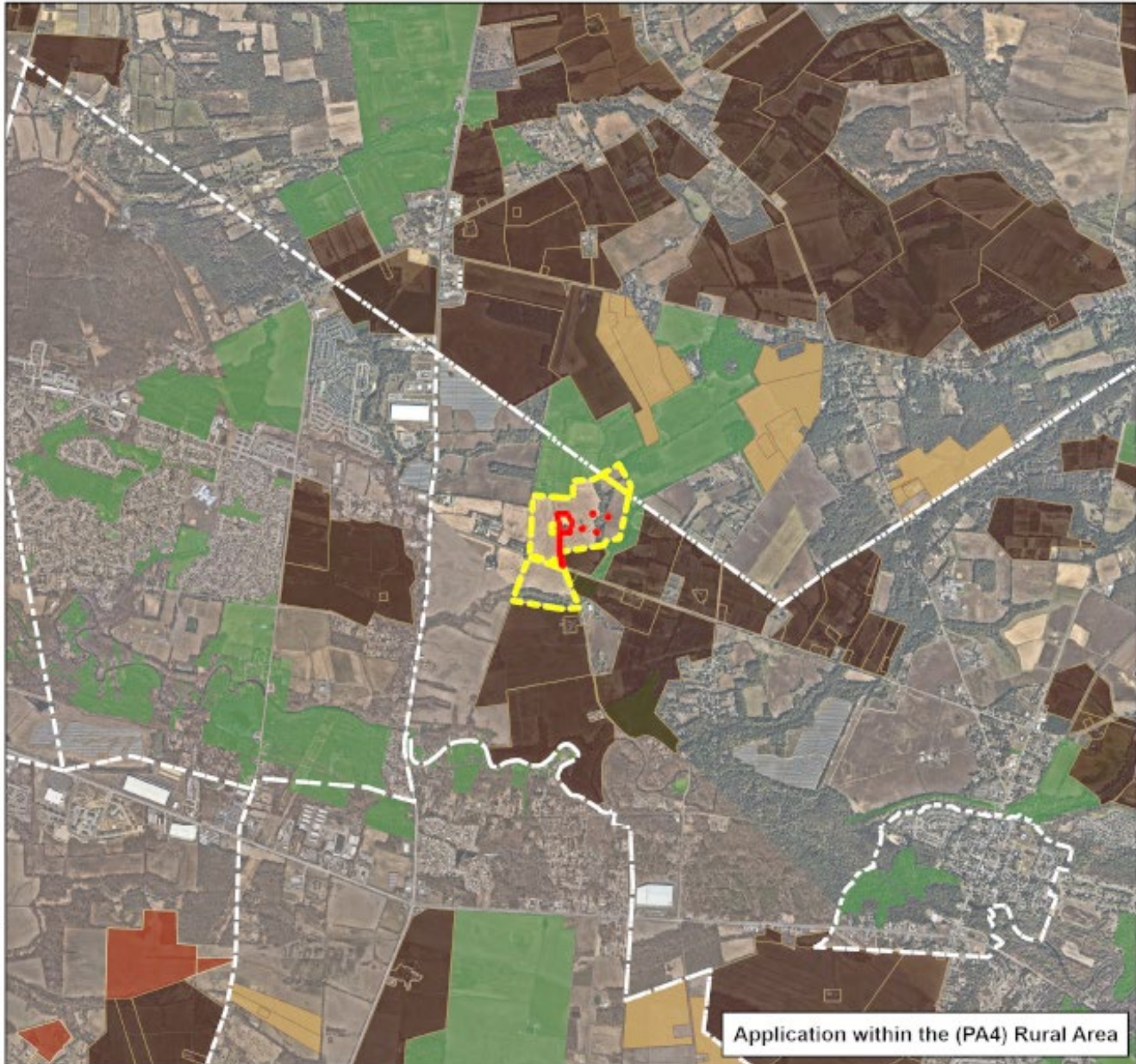
- Property In Question
- Interior lot lines for severable exception
- Access Easement
- EN - (Non-Severable) Exception
- Non-Ag Use Area



Sources:
 NJ Farmland Preservation Program
 NJGIT "Parcels and MOD-IV Composite of New Jersey"
 - edited to adjacent survey data
 Near Map "Vertical Aerial Imagery 2024"

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

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

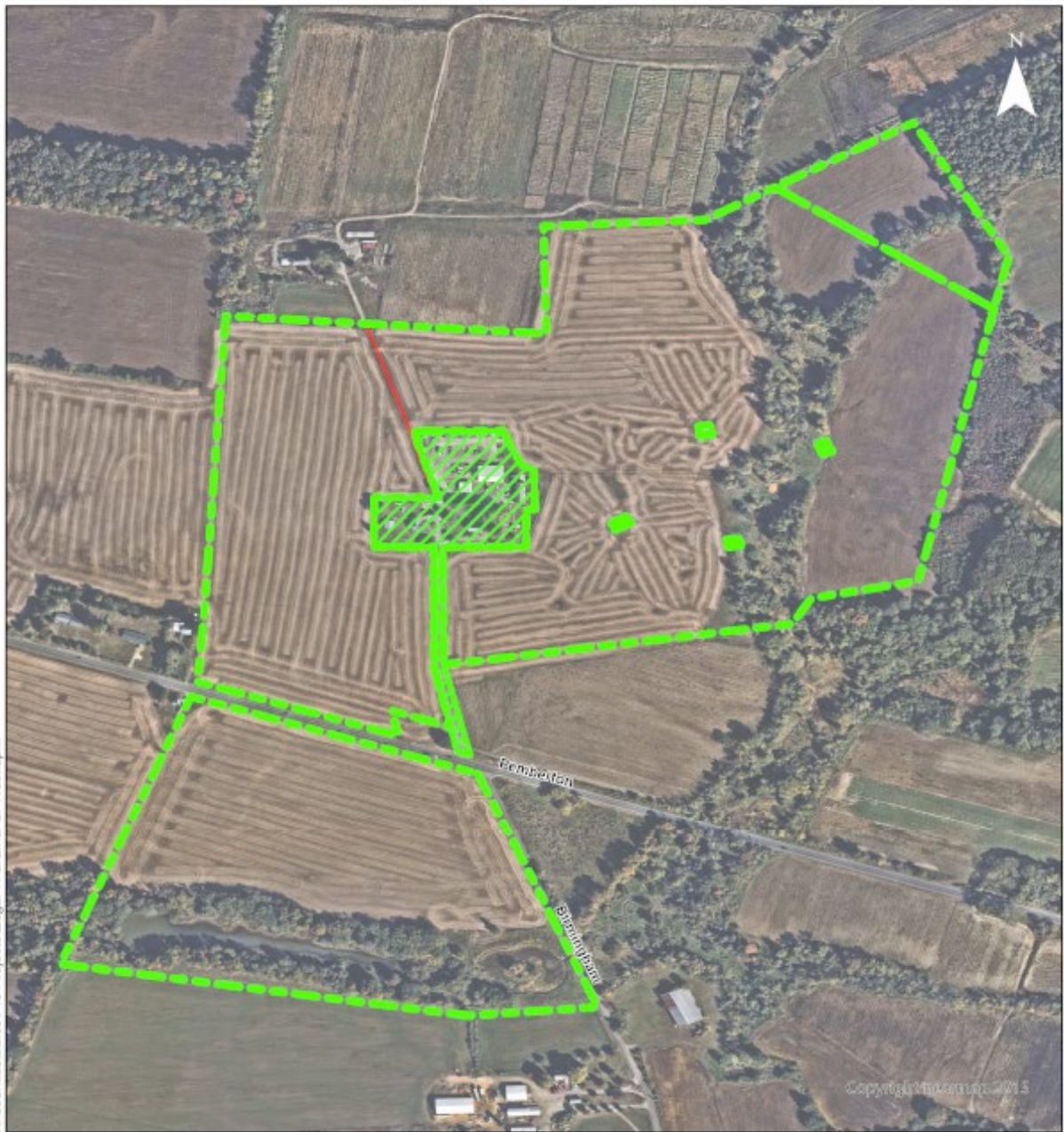
Edgar H. Cramer Sr. Trust
Springfield Twp. - Block 1201 Lot 9 (5.95 ac);
Pemberton Twp. - Block 778 Lot 3 (34.24 ac) &
Block 779 Lots P/O 6.01 (84.25 ac) &
P/O 6.01-ES (severable exception - 5.02 total ac - comprised of:
All of lot 6.04 - 2.73 ac; and P/O lot 6.01 - 1.29 ac); 6.03 (1.0 ac); &
P/O 6.01-EN (non-severable exceptions 0.03, 0.03, 0.03 & 0.04 ac)
Gross Total = 129.59 ac
Burlington County



Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MCD-IV" Composite of New Jersey
- edited to adjacent survey data
Green Acres Conservation Easement Data
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2021"

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Preliminary Soil Disturbance Map



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NJ State Agriculture Development Committee

Edgar H. Cramer Sr. Trust
 Springfield Twp. - Block 1201 Lot 9 (5.95 ac);
 Pemberton Twp. - Block 778 Lot 3 (34.24 ac) &
 Block 779 Lots P/O 6.01 (84.25 ac) &
 P/O 6.01-ES (severable exception - 5.02 total ac - comprised of:
 All of lot 6.03 - 1.0 ac; all of lot 6.04 - 2.73 ac; and P/O lot 6.01 - 1.29 ac) &
 P/O 6.01-EN (non-severable exceptions 0.03, 0.03, 0.03 & 0.04 ac)
 Gross Total = 129.59 ac
 Burlington County

- Extent of Disturbance
- Easement Area
- Exception Area

Estimated Easement Acres: 124.44
Total Disturbance Acres (Does not include exception areas): 0.20
Percent of Disturbance: 0.16%

500 250 0 500 1,000 Feet

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

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

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Edgar H. Cramer Sr. Trust
Easement Purchase - SADC
124.44 Acres

Block 778	Lot 3	Pemberton Twp.	Burlington County
Block 779	Lot 6.01	Pemberton Twp.	Burlington County
Block 779	Lot 6.04	Pemberton Twp.	Burlington County
Block 779	Lot 6.03	Pemberton Twp.	Burlington County
Block 1201	Lot 9	Springfield Twp.	Burlington County
SOILS:			
		Local	1% * .05 = .05
		Other	13% * 0 = .00
		Prime	85% * .15 = 12.75
		Statewide	1% * .1 = .10
			SOIL SCORE: 12.90
TILLABLE SOILS:			
		Cropland Harvested	82% * .15 = 12.30
		Wetlands/Water	16% * 0 = .00
		Woodlands	2% * 0 = .00
			TILLABLE SOILS SCORE: 12.30
FARM USE:	Wheat-Cash Grain		22 acres

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use:
Structures associated with lease of the property for radio station antennas.
 - b. Exceptions:
 - 1st (+/- 5.02) acres around existing single family residence infrastructure and existing nonagricultural uses
Exception is severable
Right to Farm language is to be included in Deed
Exception is to be limited to one existing single family residential unit(s)
 - 2nd,3rd & 4th Three (.03) acres for Antennas for WWJZ
Exception is not to be severable from Premises Exception is to be limited to zero single family residential unit(s)
 - 5th One(.04) acres for Antennas for WWJZ
Exception is not to be severable from Premises Exception is to be limited to zero single family residential unit(s)
 - c. Dwelling Units on the Premises:
Standard Single Family - Lot 6.03
 - d. Additional Conditions:
 1. Final approval and closing on the easement purchase are conditioned upon Pemberton Township amending its zoning to include agriculture as a permitted use on Block 778, Lot 3
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

