

STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

April 24, 2025

Acting Chairman Joseph Atchison called the meeting to order at 9:02 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

Joseph Atchison, III, Acting Chairman
Martin Bullock
Scott Ellis
Roger Kumpel
Richard Norz
Charles Rosen (arrived at 9:19am)
Judeth Yeany
Brian Schilling

Members Absent

Gina Fischetti
Julie Krause
Tiffany Bohlin

Charles Roohr, SADC Executive Director
Alexandra Horn, Esq., Deputy Attorney General

Minutes

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

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the SADC Open and Closed Session Minutes of March 27, 2025. Mr. Kumpel abstained. The motion was approved.

Report of the Chairman

Mr. Atchison stated the department is excited for the implementation of the Statewide Formula Value and the impact it will have on landowner offers.

Report of the Executive Director

Mr. Charles Roohr stated the Statewide Formula Value became effective on April 7th. Offers were made that same day and acceptances were received by April 8th, the first group of which are on the agenda today. Mr. Norz congratulated staff for their timeliness and hard work on this project.

Mr. Roohr announced the Assembly budget hearing was held on April 9th and the Garden State Preservation Trust appropriation request was held on April 14th. Mr. Roohr stated the GSPT request was approved unanimously, and the Senate budget hearing will take place later this month.

Public Comment

Ms. Patricia Springwell stated that she is disappointed regarding the final soil protection standards rule.

Katelyn Katzer, Somerset County, thanked the SADC for partnering in the Farmers Resource Fair. The fair received a lot of positive feedback and the county is considering making it a yearly event. Ms. Katzer raised concerns from her community regarding the length of the SADC's closing process and asked staff and the committee to find ways to shorten the timeframe

Old Business

A. Stewardship

1. Soil and Water Conservation Cost-Share Grant Revisions (N.J.A.C. 2:76-5)

Mr. Roohr stated the Soil and Water Conservation Cost-Share Grant amendments were presented to the committee at the March meeting and today's draft includes one revision from the March document. The March draft allows the SADC to provide farmers with cost share grants up to \$10,000 to hire professionals for their projects. In light of NRCS announcing it will no longer be able to provide any technical/engineering assistance, staff recommends revising the rule to allow professional cost-share grants up to \$20,000. Mr. Roohr stated the SADC would use the NRCS's standard rates to calculate the cost shares. Mr. Norz suggested staff provide a list of approved professionals to farmers to ensure they are hiring the appropriate consultants. Mr. Rosen stated the committee has a responsibility to participate on a financial level and this has the potential to help the farming community in a big way.

It was moved by Mr. Norz and seconded by Mr. Schilling to amend the rule proposal and increase the cost share grants for consultants from \$10,000 to \$20,000. The motion was unanimously approved.

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve the proposed soil and water cost share grant rules for publication. The motion was unanimously approved.

New Business

A. Stewardship

1. Resolution: Construction of Agricultural Labor Housing

NOTE: Mr. Bullock recused from this discussion.

Mr. Willmott referred the committee to a request to construct a residential unit for agricultural labor housing on the AKC, Inc. farm in Holmdel and Marlboro townships. Mr. Willmott reviewed the specifics of the request and stated staff's recommendation is to grant approval of the construction of an approximately 1,600 sq./ft., 2-bedroom, 2-bathroom ranch to house two agricultural laborers to be employed full-time on the premises.

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve Resolution FY2025R4(1), granting approval, as presented, subject to any condition of said resolution.

1. AKC Inc., SADC ID# 13-0469-PG, FY2025R4(1), Block 1, Lot 2, Holmdel Township, and Block 156, Lot 4, Marlboro Township, Monmouth County, 60.466 acres.

The motion was unanimously approved. A copy of Resolution FY2025R4(1) is attached to and a part of these minutes.

B. Resolutions: Amended Final Approvals – Statewide Formula Value

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

It was moved by Mr. Kumpel and seconded by Mr. Norz to approve Resolutions FY2025R4(2) through FY2025R4(9) granting approval, as presented, subject to any condition of said resolutions.

1. Georgeanne Bruno (Del Palazzo), SADC ID# 03-0034-DE, FY2025R4(2), Block 110, Lot 9, Hainesport Township, Burlington County, 36.14 acres.

2. Brian and Stacey Artz, SADC ID# 03-0035-DE, FY2025R4(3), Block 1301, Lots 10.01 and 10.04, Springfield Township, Burlington County, 68.62 acres.
3. William and Stephanie Crumb, SADC ID# 17-0378-DE, FY2025R4(4), Block 19, Lot 3, Mannington Township, Salem County, 82.65 acres.
4. Josephine Martinelli, SADC ID# 01-0045-DE, FY2025R4(5), Block 4802, Lots 12, 13 and 14, Hammonton Township, Atlantic County, 53.21 acres.
5. Louis, Barbara and Brandon Damato, SADC ID# 10-0284-DE, FY2025R4(6), Block 19, Lot 26.01, Delaware Township, Hunterdon County, 33.10 acres.
6. LISAR, LLC, SADC 17-0384-DE, FY2025R4(7), Block 2701, Lot 137, Pittsgrove Township, Salem County, Block 13, Lot 3, Deerfield Township, Cumberland County, 47.64 acres.
7. Thomas G and Julia A. Defrehn, SADC ID#17-0381-DE, FY2025R4(8), Block 34, Lots 25, 26, 27, 28, 29 and 36, Quinton Township, Salem County, 93.66 acres.
8. Eberdale Farms, SADC ID# 17-0387-DE, FY2025R4(9), Block 60, Lot 1.01 and Block 62, Lots 5 and 7, Quinton Township, Salem County, 59.61 acres.

The motion was unanimously approved. A copy of Resolutions FY2025R4(2) through FY2025R4(9) are attached to and a part of these minutes.

C. Resolutions: Preliminary Approval – Direct Easement Purchase Program

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

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve Resolutions FY2025R4(10) and FY2025R4(11) granting preliminary approval, as presented, subject to any condition of said resolutions.

1. Michael and Roelant, Jessica Harcarik, SADC ID# 10-0307-DE, FY2025R4(10), Block 25, Lots 7, 7.03, 7.04 and 7.05, Delaware Township, Hunterdon County, 25.09 gross acres.
2. Joseph and Margaret Keris, SADC ID#13-0091-DE, FY2025R4(11), Upper Freehold Township, Monmouth County, 23.48 gross acres.

The motion was unanimously approved. A copy of Resolutions FY2025R4(10) and FY2025R4(11) are attached to and a part of these minutes.

D. 2025 Appraisal Handbook

Ms. Czerniecki stated the Appraisal Handbook provides guidance to appraisers and enhances the quality of their submissions. This year's handbook has been revised to incorporate the introduction of the new formula value and how it affects the appraisals. The handbook also provides instruction on how to review and include analyses of bona fide purchase offers. Revisions were also made to the Pinelands and Highlands sections regarding the valuation of agricultural improvements. Ms. Czerniecki asked for staff approval so that this handbook can be issued at the appraiser's conference.

It was moved by Mr. Kumpel and seconded by Mr. Ellis to approve the 2025 Appraisal Handbook. The motion was unanimously approved.

Mr. Norz referred to the comment made earlier by Ms. Katzer regarding the length of time that it takes to close a farm after it has received final approval. He expressed his concerns and stated that the timeframe needs to be shortened. Mr. Roohr stated staff is reviewing ways to expedite closings. Mr. Norz also commented that the Farmers Resource Fair was very successful, and he looks forward to SADC staff attending more outreach events.

Public Comment

Ms. Ashley Kerr, New Jersey Farm Bureau, stated the success of the Somerset Fair was discussed at a recent Mercer County meeting and Mercer County expressed interest in doing a similar event next year. Ms. Kerr noted SADC staff volunteered immediately to help coordinate the event.

Ms. Amy Hansen, New Jersey Conservation Foundation, stated NJCF is very happy about the new formula value increasing the pace of Farmland Preservation and appreciates the potential impacts the voluntary impervious cover limits will have on natural resource protections and the voluntary house size limits will have on farm affordability. She noted NJCF is still very concerned that farms with aquifer recharge areas, forests and wetlands are awarded more money without additional restrictions. She urged the SADC to closely monitor these areas over the next two years to see if these natural resources are being protected and any discrepancies should warrant future modifications as to how the points are awarded in the formula calculation.

Mr. Rosen stated that proper monitoring is extremely important regarding the success of the new formula. He understands the strain on staff regarding limited resources and an

increase in applications but expressed concern with third party monitoring prioritizing the same elements as SADC staff.

CLOSED SESSION

At 10:30 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 the certifications of values of development easements on properties in Clinton Township, Hunterdon County and Medford Township, Burlington County under the SADC's direct easement purchase program; and to discuss any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

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

Action as a Result of Closed Session

A. Real Estate Matter - State Acquisition Program (easement of fee)

It was moved by Mr. Ellis and seconded by Mr. Bullock to approve the certification of value for the Schmitt, Sara and the Molineaux, Richard and Elizabeth farms as discussed in closed session. Mr. Norz abstained. The motion was approved.

ADJOURNMENT

The meeting was adjourned at 11:37 a.m.

Respectfully Submitted,



Charles Roohr, Executive Director
State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2025R4(1)**

**Construction of Onsite Agricultural Labor Housing
AKC Inc.**

April 24, 2025

Subject Property:

**Block 15, Lot 2
Homdel Township, Monmouth County
Block 156, Lot 4
Marlboro Township, Monmouth County
60.466 Acres
SADC ID# 13-0469-PG**

WHEREAS, AKC Inc., hereinafter (“Owner”), is the record owner of Block 15, Lot 2, in Homdel Township, and Block 156, Lot 4, in Marlboro Township, Monmouth County, by deed dated September 23, 2020, and recorded on October 26, 2020, in the Monmouth County Clerk’s Office in Deed Book 9451, Page 8648, totaling 60.466 acres, hereinafter referred to as the “Premises”, as shown on Schedule “A”; and

WHEREAS, the development easement on the Premises was conveyed to the Monmouth County Agriculture Development Board (MCADB) by H.M.F. Associates, a New Jersey Partnership, pursuant to the Agriculture Retention and Development Act (ARDA), N.J.S.A. 4:1C-11 et seq., by Deed of Easement dated February 4, 2020 and recorded on February 13, 2020, in the Monmouth County Clerk’s Office in Deed Book 9396, Page 9611; and

WHEREAS, the farmland preservation Deed of Easement identifies zero (0) existing single-family residences, zero (0) Residual Dwelling Site Opportunities, zero (0) units used for agricultural labor purposes and a one-acre non-severable exception area; and

WHEREAS, the principals of AKC, Inc. are Antonio Casola and Kim Weigand Casola; and

WHEREAS, the Owner operates the Premises as Casola Farms; and

WHEREAS, the agricultural operation on the Premises consists of approximately 6 acres in pasture for cattle, 15 acres in field grown nursery stock, 5 acres of mums, 3 acres of pumpkins, and 5 acres of corn; and

WHEREAS, existing structures on the Premises include a storage barn, cattle barn, equipment storage barn, animal enclosures, and small storage shed; and

WHEREAS, in addition to the Premises, the Owner's farm management unit consists of the adjacent preserved F&F Nurseries farm, which has 55 acres in field nursery stock production, and the preserved Fox Hollow Vineyards farm, which includes a 35-acre vineyard and winery; and

WHEREAS, the Owner submitted an application requesting approval to construct a 1,568 sq./ft., 2-bedroom, 1 kitchen, and 2-bathroom, with no basement, ranch style manufactured residential unit, in the location shown on Schedules "A" and "B", to house two agricultural laborers to be employed full time on the Premises year round; and

WHEREAS, paragraph 14i. of the Deed of Easement for the Premises states that:

"Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

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

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

- a. Onsite labor is necessary to plant, maintain and harvest field crops and nursery stock, provide 24-hour care for the livestock (cattle), assist in the agricultural production on other parcels in the farm management, and off-site housing is not a viable option due to it being cost prohibitive.
- b. The farm workers will be employed on the farm full-time year-round for a minimum of 1,300 hours per year.
- c. The occupants of the proposed agricultural labor housing unit will not be the owner, or the owner's spouse, parents, lineal descendants (adopted or natural), spouse's parents, or lineal descendants (adopted or natural).
- d. Approximately a quarter acre will be taken out of production in order to construct the agricultural labor housing unit; and
- e. The location chosen is the ideal location for the septic, utilizes the existing farm lane, and conforms with the Category 1 stream regulations, and provides safe ingress/egress off Pleasant Vally Road; and

WHEREAS, the installation of a well, septic system and underground electric will be required to service the residence; and

WHEREAS, on April 1, 2025, the MCADB reviewed and approved the Owner's request to construct the agricultural labor unit; and

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

NOW, THEREFORE, BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC has reviewed the Owner's application for approval to construct a 1,568 sq./ft., 2-bedroom, 1 kitchen, and 2-bathroom, no basement, ranch style manufactured residential unit, in the location shown on Schedules "A" and "B", to house two (2) full-time, year round agricultural laborers on the Premises, and finds that utilizing the proposed agricultural labor unit, as described by the Owner, is consistent with agricultural uses on the Premises; and:
 - a) The size and location of the proposed unit minimizes adverse impacts on the agricultural operation;
 - b) Onsite labor housing is necessary due to the volume and intensity of agricultural production on the Premises of approximately 6 acres in pasture for cattle requiring 24-hour care, 15 acres of field nursery stock, 5 acres of mums, 3 acres of pumpkins, 5 acres of corn, and the farm management unit which includes the adjacent preserved farm with 55 acres of field nursery stock and a nearby preserved farm with a winery which includes a 35-acre vineyard;
 - c) The production aspects of the operation are eligible for agricultural labor housing on the Premises and warrants the need for two (2), full-time laborers throughout the year;
 - d) The Owner's proposal to construct agricultural labor housing on the Premises for purposes of housing on-site labor who are regularly engaged in the production aspects of this operation is consistent with the requirements of the Deed of Easement and enhances the economic viability of the Owner's agricultural business; and
3. Only agricultural laborers employed on the Premises, in production aspects of the operation, and their immediate family, may live in the agricultural labor unit. Agricultural labor housing shall not be used as housing for the Owner, Owner's spouse, Owners' parents, Owners' lineal descendants, adopted or natural, Owners' spouses' parents, or the Owners' spouses' lineal descendants, adopted or natural.
4. The agricultural laborers shall be engaged in the day-to-day production activities on the Premises, which at this time includes planting, maintenance and harvesting of field nursery stock, and around the clock care of cattle, and assisting in agricultural production on other properties in the Owner's farm management unit.

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

4/24/2025
Date



Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

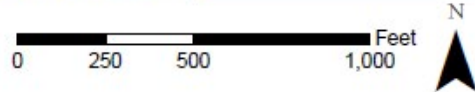
Martin Bullock	RECUSED
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean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

Schedule A

AKC, Inc. Farm 13-0469-PG
BI 15 / Lot 2 Holmdel Twp., Monmouth County
BI 156 / Lot 4 Marlboro Twp., Monmouth County
New Jersey Farmland Preservation Program



For Planning Purposes Only
Date: 3/21/2025

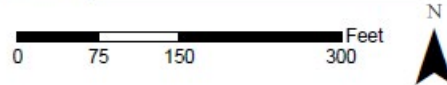


Schedule B

AKC, Inc. Farm 13-0469-PG
BI 15 / Lot 2 Holmdel Twp., Monmouth County
BI 156 / Lot 4 Marlboro Twp., Monmouth County
New Jersey Farmland Preservation Program



For Planning Purposes Only
Date: 3/21/2025



**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R4(2)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

APRIL 24, 2025

Subject **Bruno, Georgetanne (DelPalazzo)** (“Owner”)
Property: Block 110, Lot 9 – Hainesport Township, Burlington County (“Property”)
 SADC ID#: 03-0034 -DE

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

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

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

WHEREAS, on July 19, 2023, the SADC certified the Development Easement value of \$12,500 per acre based on zoning and environmental regulations in place as of the current valuation date May 25, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on September 28, 2023 (RESOLUTION FY2024R9(11)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$20,500 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$10,250 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$15,893 per acre; and


WHEREAS, the Owners accepted the offer of \$15,893 per acre, based on statewide formula valuation method for the purchase of the development easement on the Premises; and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$15,893 per acre for a total of approximately \$574,373 based on 36.14 estimated acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2024R9(11) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

4/24/25
Date


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SADC Statewide Formula Value Calculation

Farm Name: Bruno, Georgetanne			
SADC ID: 03-0034-DE	Total Score	27.53	
Farm Address: Block 110, Lot 9	Maximum Score	Farm Score	
Agricultural Resource Factors - Max Add-on % =	20	14.27	
Natural Resource Factors - Max Add-on % =	10	3.26	
Local Importance Factors - Max Add-on % =	15	0.00	
<i>Max Allowable Score of all of the above</i>		30	17.53
Additional Restrictions - Max Add-on % =	10	10.00	

Agricultural Resource Factors	Points
Soils	7.41
Size	4.00
Tillability	10.00
Contiguity to Preserved Farms	2.00
Agricultural Water Availability (Y/N)	0.00
Top 3 Scores Max= 30 Each Point = % 0.67	Top 3 Scores 21.41
Agricultural Resource % 14.27	

Natural Resource Factors	Points
Groundwater Recharge	6.77
Upland Forest	0.00
Wetlands and Flood Hazard Area	2.00
Contiguity to Preserved Open Space	1.00
Surface Water Quality Classification	0.00
Top 3 Scores Max= 30 Each Point = % 0.33	Top 3 Scores 9.77
Natural Resource % 3.26	

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

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

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$20,500
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$13,843
Per Acre Value of Voluntary Deed Restrictions (each)	\$1,025
Per Acre Value after Voluntary Deed Restrictions	\$15,893
Net Acres	36.14
Estimated Easement Values	
Estimated Unadjusted Total	\$500,286
Plus: Adjustment for Voluntary Restrictions (+)	\$74,087
Estimated offer before Residential Opportunities reduction	\$574,373
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$574,373

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R4(3)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
APRIL 24, 2025

Subject **Arzt, Brian and Stacey** (“Owners”)
Property: Block 1301, Lots 10.01 and 10.04
 Springfield Township, Burlington County (“Property”)
 SADC ID #: 03-0035 -DE

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

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

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

WHEREAS, on July 19, 2023, the SADC certified the Development Easement value of \$4,200 per acre based on zoning and environmental regulations in place as of the current valuation date May 25, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on September 28, 2023 (RESOLUTION FY2024R9(10)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$11,500 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$5,750 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$8,982 per acre; and


WHEREAS, the Owners accepted the offer of \$8,982 per acre, based on statewide formula valuation for the purchase of the development easement on the Premises; and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$8,982 per acre for a total of approximately \$616,345 based on 68.62 estimated acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2024R9(10) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

4/24/2025
Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SADC Statewide Formula Value Calculation

Farm Name:	Arzt		
SADC ID:	03-0035-DE	Total Score	28.10
Farm Address:	Pemberton	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	14.27
Natural Resource Factors - Max Add-on % =		10	3.83
Local Importance Factors - Max Add-on % =		15	0.00
<i>Max Allowable Score of all of the above</i>		30	18.10
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors	Points
Soils	6.30
Size	6.00
Tillability	9.00
Contiguity to Preserved Farms	2.00
Agricultural Water Availability (Y/N)	0.00
Top 3 Scores Max=	30
Each Point = %	0.67
	Top 3 Scores 21.30
	Agricultural Resource % 14.27

Natural Resource Factors	Points
Groundwater Recharge	2.62
Upland Forest	0.00
Wetlands and Flood Hazard Area	4.00
Contiguity to Preserved Open Space	0.00
Surface Water Quality Classification	5.00
Top 3 Scores Max=	30
Each Point = %	0.33
	Top 3 Scores 11.62
	Natural Resource % 3.83

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

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

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$11,500
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$7,832
Per Acre Value of Voluntary Deed Restrictions (each)	\$575
Per Acre Value after Voluntary Deed Restrictions	\$8,982
Net Acres	68.62
Estimated Easement Values	
Estimated Unadjusted Total	\$537,432
Plus: Adjustment for Voluntary Restrictions (+)	\$78,913
Estimated offer before Residential Opportunities reduction	\$616,345
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$616,345

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R4(4)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
APRIL 24, 2025

Subject Crumb, William and Stephanie (“Owner”)
Property: Block 19, Lot 3, Mannington Township, Salem County (“Property”)
 SADC ID#:17-0378 -DE

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

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

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

WHEREAS, on May 23, 2024, the SADC certified the Development Easement value of \$4,300 per acre based on zoning and environmental regulations in place as of the current valuation date March 28, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on June 27, 2024 (RESOLUTION FY2024R6(6)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$8,900 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$4,450 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$7,276 per acre; and

WHEREAS, the Owners accepted the offer of \$7,276 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$7,276 per acre for a total of approximately \$601,362 based on 82.65 estimated acres, subject to final surveyed acreage and available funding; and
3. All other provisions of the RESOLUTION FY2024R6(6) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

4/24/2025
Date


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SADC Statewide Formula Value Calculation

Farm Name: Crumb, William and Stephanie			
SADC ID:	17-0378-DE	Total Score	31.76
Farm Address:	200 Compromise Road	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	19.20
Natural Resource Factors - Max Add-on % =		10	2.56
Local Importance Factors - Max Add-on % =		15	0.00
<i>Max Allowable Score of all of the above</i>		30	21.76
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors	Points
Soils	9.80
Size	6.00
Tillability	10.00
Contiguity to Preserved Farms	9.00
Agricultural Water Availability (Y/N)	0.00
Top 3 Scores Max= 30	Top 3 Scores
Each Point = % 0.67	28.80
	Agricultural Resource %
	19.20

Natural Resource Factors	Points
Groundwater Recharge	5.67
Upland Forest	1.00
Wetlands and Flood Hazard Area	1.00
Contiguity to Preserved Open Space	1.00
Surface Water Quality Classification	0.00
Top 3 Scores Max= 30	Top 3 Scores
Each Point = % 0.33	7.67
	Natural Resource %
	2.56

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

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

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$8,900
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$6,386
Per Acre Value of Voluntary Deed Restrictions (each)	\$445
Per Acre Value after Voluntary Deed Restrictions	\$7,276
Net Acres	82.65
Estimated Easement Values	
Estimated Unadjusted Total	\$527,803
Plus: Adjustment for Voluntary Restrictions (+)	\$73,559
Estimated offer before Residential Opportunities reduction	\$601,362
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$601,362

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R4(5)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
APRIL 24, 2025

Subject **Martinelli, Josephine**, (“Owner”)
Property: Block 4802, Lots 12, 13 & 14, Town of Hammonton Atlantic County (“Property”)
 SADC ID#:01-0045 -DE

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

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

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

WHEREAS, on May 13, 2022, the SADC certified the Development Easement value of \$5,800 per acre based on zoning and environmental regulations in place as of the current valuation date December 8, 2021; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.3, on May 13, 2022 the SADC issued a Pinelands Formula Valuation Certification of \$2,973 per acre without the impervious cover option and \$3,345 with the 10% impervious cover option; and

WHEREAS, the SADC granted Final Approval for the Property on October 27, 2022 (RESOLUTION FY2023R10(4)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$22,300 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$11,150 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$18,942 per acre; and

WHEREAS, the Owners accepted the offer of \$18,942 per acre, based on the statewide formula value for the purchase of the development easement on the Premises; and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$18,942 per acre for a total of approximately \$1,007,904, based on 53.21 estimated acres, subject to final approval acreage and available funding; and
3. All other provisions of the RESOLUTION FY2023R10(4) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

4/24/2025
Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SADC Statewide Formula Value Calculation

Farm Name: Martinelli			
SADC ID: 01-0045-DE	Total Score	34.94	
Farm Address: Hammonton	Maximum Score	Farm Score	
Agricultural Resource Factors - Max Add-on % =	20	18.76	
Natural Resource Factors - Max Add-on % =	10	6.18	
Local Importance Factors - Max Add-on % =	15	0.00	
<i>Max Allowable Score of all of the above</i>		30	24.94
Additional Restrictions - Max Add-on % =	10	10.00	

Agricultural Resource Factors	Points
Soils	7.83
Size	8.00
Tillability	10.00
Contiguity to Preserved Farms	10.00
Agricultural Water Availability (Y/N)	5.00
Top 3 Scores Max= 30 Each Point = % 0.67	Top 3 Scores 28.00
	Agricultural Resource % 18.76

Natural Resource Factors	Points
Groundwater Recharge	2.74
Upland Forest	0.00
Wetlands and Flood Hazard Area	6.00
Contiguity to Preserved Open Space	2.00
Surface Water Quality Classification	10.00
Top 3 Scores Max= 30 Each Point = % 0.33	Top 3 Scores 18.74
	Natural Resource % 6.18

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

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

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$22,300
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$16,712
Per Acre Value of Voluntary Deed Restrictions (each)	\$1,115
Per Acre Value after Voluntary Deed Restrictions	\$18,942
Net Acres	53.21
Estimated Easement Values	
Estimated Unadjusted Total	\$889,246
Plus: Adjustment for Voluntary Restrictions (+)	\$118,658
Estimated offer before Residential Opportunities reduction	\$1,007,904
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$1,007,904

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R4(6)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
APRIL 24, 2025

Subject Property: **Damato, Louis, Barbara and Brandon**
Block 19, Lot 26.01, Delaware Township, Hunterdon County
SADC ID# 10-0284-DE

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

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

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

WHEREAS, On August 19, 2022 the SADC certified a value of \$5,900 per acre for the development easement for the Property based on the current value as of July 22, 2022; and

WHEREAS, the SADC granted Final Approval for the Property on September 22, 2022 [RESOLUTION #FY2023R9(8)] as amended on September 27, 2024 but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$13,200 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$6,600 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$10,449 per acre; and

WHEREAS, the Owners accepted the offer of \$10,449 per acre, based on the Statewide Formula Value for the purchase of the development easement on the Premises; and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$10,449 per acre for a total of approximately \$345,862, based on 33.10 estimated acres, subject to available funding; and
3. All other provisions of the RESOLUTION #FY2023R9(8), as amended, shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

4/24/2025

Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SADC Statewide Formula Value Calculation

Farm Name: Damato Farm			
SADC ID:	10-0284-DE	Total Score	29.16
Farm Address:	200 Kingwood Stockton Road, Delaware	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	16.75
Natural Resource Factors - Max Add-on % =		10	7.41
Local Importance Factors - Max Add-on % =		15	0.00
<i>Max Allowable Score of all of the above</i>		30	24.16
Additional Restrictions - Max Add-on % =		10	5.00

Agricultural Resource Factors	Points
Soils	8.00
Size	6.00
Tillability	8.00
Contiguity to Preserved Farms	9.00
Agricultural Water Availability (Y/N)	0.00
Top 3 Scores Max=	30
Each Point = %	0.67
	Top 3 Scores 25.00
	Agricultural Resource % 16.75

Natural Resource Factors	Points
Groundwater Recharge	4.44
Upland Forest	0.00
Wetlands and Flood Hazard Area	1.00
Contiguity to Preserved Open Space	8.00
Surface Water Quality Classification	10.00
Top 3 Scores Max=	30
Each Point = %	0.33
	Top 3 Scores 22.44
	Natural Resource % 7.41

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

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

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$13,200
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$9,789
Per Acre Value of Voluntary Deed Restrictions (each)	\$660
Per Acre Value after Voluntary Deed Restrictions	\$10,449
Net Acres	33.10
Estimated Easement Values	
Estimated Unadjusted Total	\$324,016
Plus: Adjustment for Voluntary Restrictions (+)	\$21,846
Estimated offer before Residential Opportunities reduction	\$345,862
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$345,862

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

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R4(7)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

APRIL 24, 2025

Subject LISAR, LLC (“Owner”)
Property: Block 2701, Lot 137, Pittsgrove Township, Salem County
Block 13, Lot 3, Deerfield Township, Cumberland County (“Property”)
SADC ID#: 17-0384-DE

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

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

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

WHEREAS, on August 22, 2023, the SADC certified the Development Easement value of \$3,800 per acre based on zoning and environmental regulations in place as of the current valuation date July 11, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on October 26, 2023, (RESOLUTION FY2024R10(7) as amended March 4, 2025, but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$5,818 per acre; and

WHEREAS, the Owners accepted the offer of \$5,818 per acre, based on the Statewide Formula Value for the purchase of the development easement on the Premises; and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$5,818 per acre for a total of approximately \$277,170 on 47.64 estimated acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2024R10(7), as amended, shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

4/24/2025

Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SADC Statewide Formula Value Calculation

Farm Name: LISAR			
SADC ID: 17-0384-DE	Total Score	17.65	
Farm Address: 0	Maximum Score	Farm Score	
Agricultural Resource Factors - Max Add-on % =	20	14.79	
Natural Resource Factors - Max Add-on % =	10	2.86	
Local Importance Factors - Max Add-on % =	15	0.00	
<i>Max Allowable Score of all of the above</i>		30	17.65
Additional Restrictions - Max Add-on % =	10	0.00	

Agricultural Resource Factors	Points
Soils	9.07
Size	4.00
Tillability	9.00
Contiguity to Preserved Farms	1.00
Agricultural Water Availability (Y/N)	0.00
Top 3 Scores Max= 30	Top 3 Scores
Each Point = % 0.67	22.07
Agricultural Resource %	
14.79	

Natural Resource Factors	Points
Groundwater Recharge	6.68
Upland Forest	0.00
Wetlands and Flood Hazard Area	0.00
Contiguity to Preserved Open Space	2.00
Surface Water Quality Classification	0.00
Top 3 Scores Max= 30	Top 3 Scores
Each Point = % 0.33	8.68
Natural Resource %	
2.86	

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

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

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$8,600
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$5,818
Per Acre Value of Voluntary Deed Restrictions (each)	\$430
Per Acre Value after Voluntary Deed Restrictions	\$5,818
Net Acres	47.64
Estimated Easement Values	
Estimated Unadjusted Total	\$277,170
Plus: Adjustment for Voluntary Restrictions (+)	\$0
Estimated offer before Residential Opportunities reduction	\$277,170
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$277,170

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

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R4(8)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
APRIL 24, 2025**

Subject Defrehn, Thomas G. & Julie A. (“Owner”)
Property: Block 34, Lots 25, 26, 27, 28, 29 and 36
 Quinton Township, Salem County (“Property”)
 SADC ID#: 17-0381-DE

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

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

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

WHEREAS, on July 19, 2023, the SADC certified the Development Easement value of \$2,500 per acre based on zoning and environmental regulations in place as of the current valuation date June 28, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on September 28, 2023 (RESOLUTION FY2024R9(13)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$7,500 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$3,750 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$6,210 per acre; and


WHEREAS, the Owners accepted the offer of \$6,210 per acre, based on Statewide Formula value for the purchase of the development easement on the Premises; and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$6,210 per acre for a total of approximately \$581,629 on 93.66 estimated acres, subject to final surveyed acreage and available funding; and
3. All other provisions of the RESOLUTION FY2024R9(13) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

4/24/2025
Date


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SADC Statewide Formula Value Calculation

Farm Name:	Defrehn Farm		
SADC ID:	17-0381-DE	Total Score	32.68
Farm Address:	Quinton Twp	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		14.90
Natural Resource Factors - Max Add-on % =	10		2.78
Local Importance Factors - Max Add-on % =	15		5.00
<i>Max Allowable Score of all of the above</i>	30		22.68
Additional Restrictions - Max Add-on % =	10		10.00

Agricultural Resource Factors			Points
Soils			9.24
Size			6.00
Tillability			5.00
Contiguity to Preserved Farms			7.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	22.24
			Agricultural Resource %
			14.90

Natural Resource Factors			Points
Groundwater Recharge Capability			3.92
Upland Forest			2.50
Wetland & Open Water/Flood Hazard Mitigation			2.00
Contiguity to Preserved Open Space			1.00
Surface Water Quality Classification			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	8.42
			Natural Resource %
			2.78

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

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

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$7,500
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$5,451
Per Acre Value of Voluntary Deed Restrictions (each)	\$375
Per Acre Value after Voluntary Deed Restrictions	\$6,201
Net Acres	93.66
Estimated Easement Values	
Estimated Unadjusted Total	\$510,541
Plus: Adjustment for Voluntary Restrictions (+)	\$70,245
Estimated offer before Residential Opportunities reduction	\$580,786
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$580,786

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

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R4(9)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

APRIL 24, 2025

Subject Eberdale Farms (“Owner”)
Property: Block 60, Lot 1.01, Block 62, Lot 5 and 7
 Quinton Township, Salem County (“Property”)
 SADC ID# 17-0387-DE

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

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

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

WHEREAS, on November 13, 2023, the SADC certified the Development Easement value of \$4,500 per acre based on zoning and environmental regulations in place as of the current valuation date September 27, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on January 25, 2024 (RESOLUTION FY2024R1(2)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$8,000 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$4,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$6,513 per acre; and

WHEREAS, the Owners accepted the offer of \$6,513 per acre, based on the Statewide Formula Value for the purchase of the development easement on the Premises; and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$6,513 per acre for a total of approximately \$388,240, based on an estimated 59.61 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2024R1(2) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

4/24/2025

Date



Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SADC Statewide Formula Value Calculation

Farm Name:	Eberdale Farm		
SADC ID:	17-0387-DE	Total Score	31.41
Farm Address:	Quinton	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		16.65
Natural Resource Factors - Max Add-on % =	10		4.76
Local Importance Factors - Max Add-on % =	15		5.00
<i>Max Allowable Score of all of the above</i>	30		26.41
Additional Restrictions - Max Add-on % =	10		5.00

Agricultural Resource Factors			Points
Soils			7.85
Size			4.00
Tillability			9.00
Contiguity to Preserved Farms			8.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	24.85
			Agricultural Resource %
			16.65

Natural Resource Factors			Points
Groundwater Recharge Capability			7.41
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			2.00
Contiguity to Preserved Open Space			1.00
Surface Water Quality Classification			5.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	14.41
			Natural Resource %
			4.76

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

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

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$8,000
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$6,113
Per Acre Value of Voluntary Deed Restrictions (each)	\$400
Per Acre Value after Voluntary Deed Restrictions	\$6,513
Net Acres	59.61
Estimated Easement Values	
Estimated Unadjusted Total	\$364,396
Plus: Adjustment for Voluntary Restrictions (+)	\$23,844
Estimated offer before Residential Opportunities reduction	\$388,240
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$388,240

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R4(10)

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of
Harcarik, Michael and Roelant, Jessica- SADC ID#: 10-0307-DE**

APRIL 24, 2025

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

WHEREAS, on January 24, 2025, the SADC received a development easement sale application from Michael Harcarik and Jessica Roelant, hereinafter "Owner," for the property identified as Block 25, Lots 7, 7.03, 7.04, and 7.05 Delaware Township, Hunterdon County, hereinafter "the Property," totaling approximately 25.09 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 0.3 acre non-severable exception area for and limited to zero (0) single family residential units and to afford future flexibility of uses resulting in approximately 24.79 net acres to be preserved; and

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

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

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 6, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 59.87 and contains approximately 24.79 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Hunterdon County minimum score criteria for the "Alternate" category which requires a quality score of at least 47, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 42 and 30 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

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

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC approves selecting the Property for processing as an “Other” farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
 - a. has a quality score of 59.87, which is above minimum ranking criteria for a “Alternate” farm in Hunterdon County;
 - b. has approximately 15% Prime soils and 69% Statewide Important soils; and
 - c. is within the County Agriculture Development Area.
 - d. is located immediately adjacent to another preserved farm and is in a community with a significant investment in farmland preservation.
 - e. the SADC believes that the conversion of the farm to non-agricultural use would likely cause a substantial negative impact on the public investment made in farmland preservation within the project area

3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner;
 - b. Secure two independent appraisals to estimate the fair market value of the Property;
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC

4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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

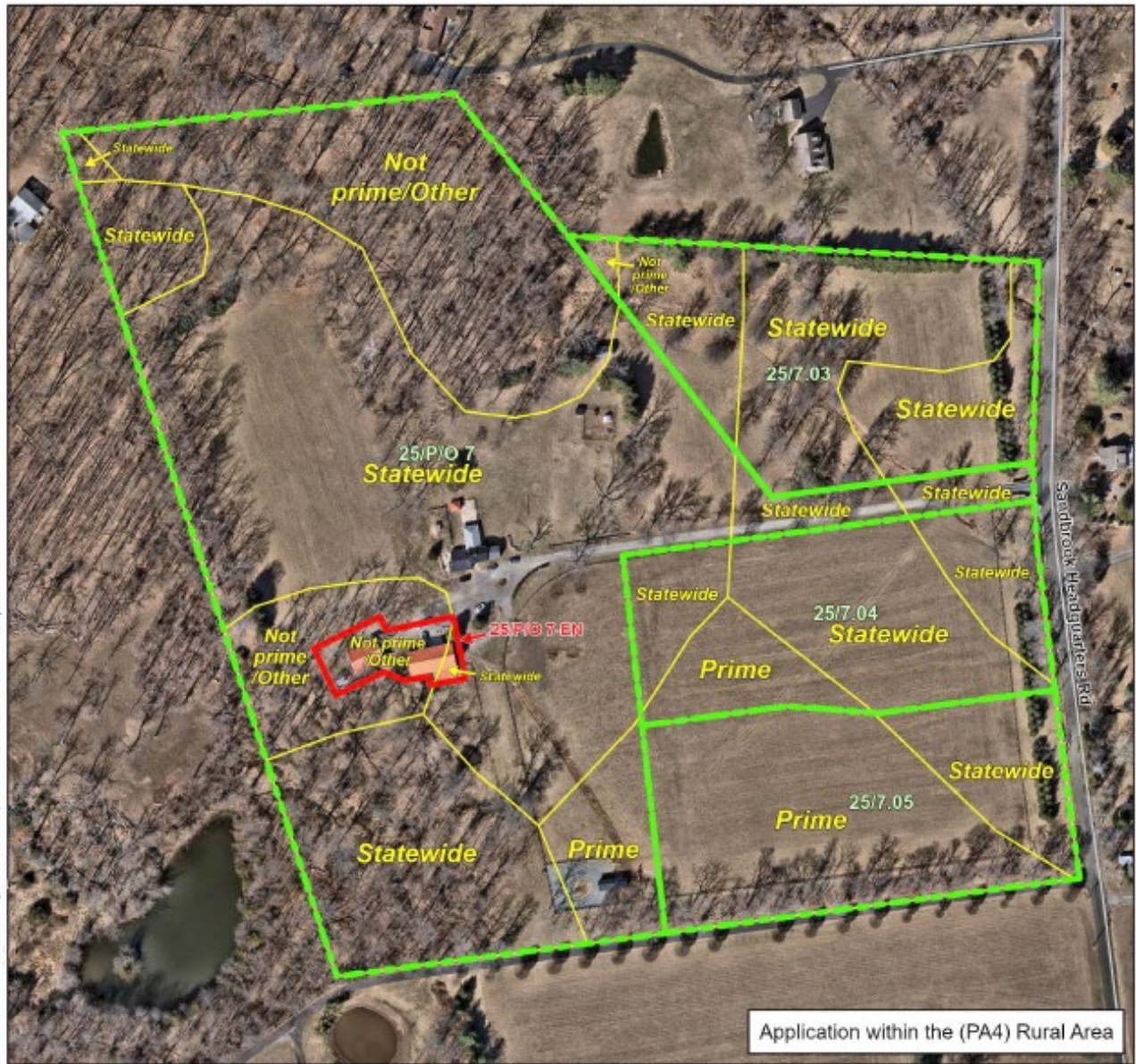
4/24/2025
Date


Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Soils



X:\courtfes\huncot\Pro Projects\Harcarik, Michael & Roelant, Jessica.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Harcarik, Michael & Roelant, Jessica
 Block 25 Lots P/O 7 (15.12 ac);
 P/O 7-EN (non-severable exception - 0.30 ac);
 7.03 (3.38 ac); 7.04 (2.99 ac) & 7.05 (3.30 ac)
 Gross Total = 25.09 ac
 Delaware Twp., Hunterdon County



	Gross %	Net %
Prime	15	15
Local	0	0
Statewide	68	69
Statewide if Drained	0	0
Unique	0	0
Not Prime	17	16
Not Rated	0	0

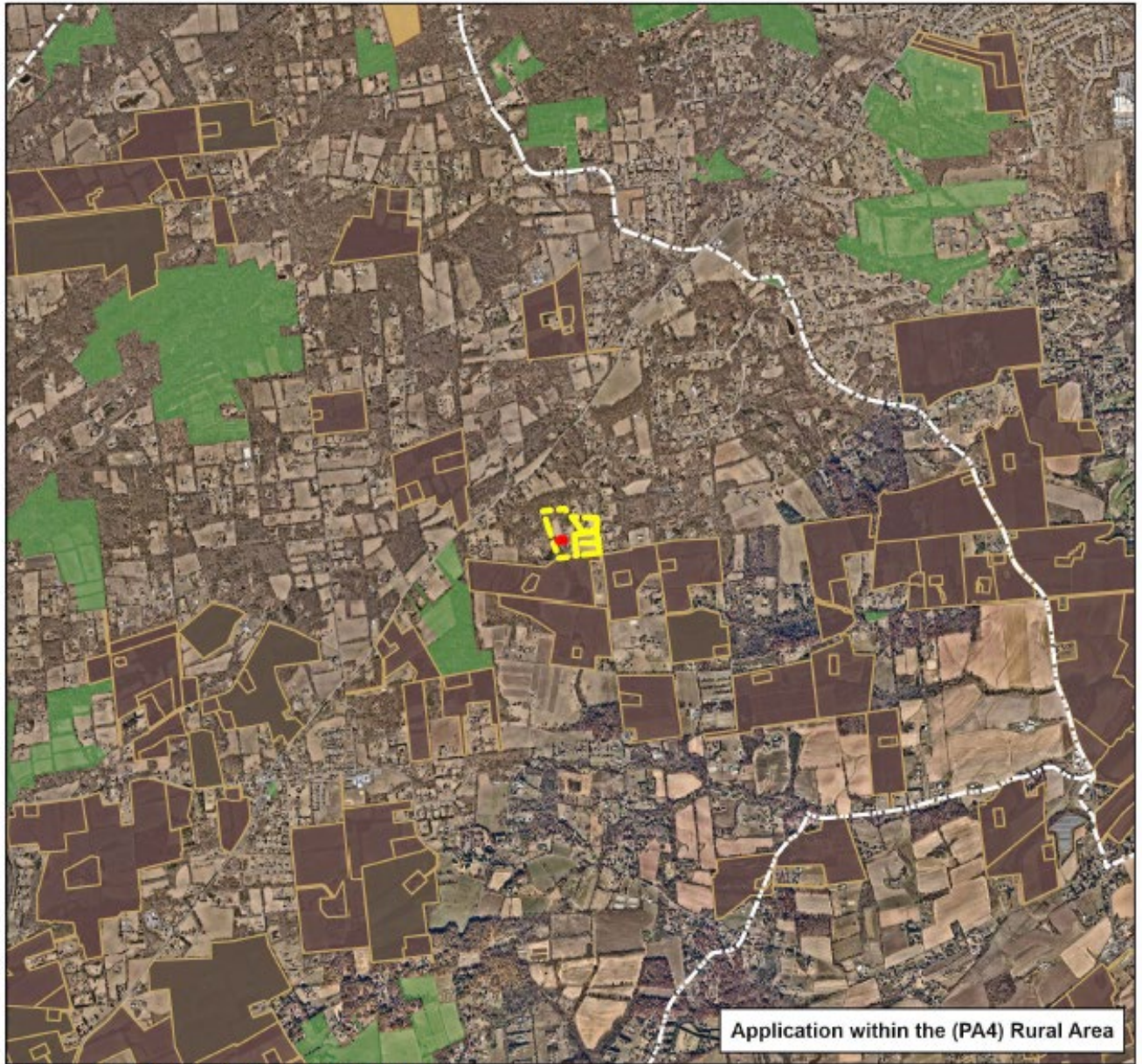
- Property in Question
- Exception area
- State Boundary
- Municipal / Local Roads

Sources:
 NJ Farmland Preservation Program
 NJOIT "Permits and MCO-W Composite of New Jersey"
 NRCS "SSURGO 2025 Soil Data"
 NJDOT "Road Centerlines of NJ, Hatched, 3424"
 Near Map "Vertical Aerial Imagery 2024"

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



Preserved Farms and Active Applications Within Two Miles

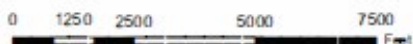


X:\counties\harroo\Pro Projects\

Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Harcarik, Michael & Roelant, Jessica
 Block 25 Lots P/O 7 (15.12 ac);
 P/O 7-EN (non-severable exception - 0.30 ac);
 7.03 (3.38 ac); 7.04 (2.99 ac) & 7.05 (3.30 ac)
 Gross Total = 25.09 ac
 Delaware Twp., Hunterdon County



	Property in Question
	Geographic
	Preserved Easements
	Transfer Development Rights (TDR)
	Preserved Highlands, Preserves and Municipal
	Active Applications
	Municipal, County & Non-Profit Preserved Open Space (DNR, DEP, State-Owned, Conservation Landmarks, & State-Owned DNR & Non-Profit Preserves)
	NJ County Boundaries
	NJ Municipal Boundaries



Sources:
 NJ Farmland Preservation Program
 NJGIT "Parcel and MOUW Composite of New Jersey"
 Green Acres Conservation Easement Data
 NRCS Preserved Easements
 NJ DEP Open Space (Municipal Layers)
 Near Map "Aerial 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 geographic accuracy and precision of the GIS data contained in this layer may 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.

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

GENERAL INFORMATION

COUNTY OF Hunterdon Delaware Twp. 1007
APPLICANT Harcarik, Michael & Roelant, Jessica

PRIORITIZATION SCORE

SOILS:	Other	16%	*	0	=	.00	
	Prime	15%	*	.15	=	2.25	
	Statewide	69%	*	.1	=	6.90	
							SOIL SCORE: 9.15
TILLABLE SOILS:	Cropland Harvested	53%	*	.15	=	7.95	
	Other	2%	*	0	=	.00	
	Woodlands	45%	*	0	=	.00	
							TILLABLE SOILS SCORE: 7.95
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	23%	*	.2	=	4.60	
	Residential Development	38%	*	0	=	.00	
	Streams and Wetlands	7%	*	.18	=	1.26	
	Woodlands	32%	*	.06	=	1.92	
							BOUNDARIES AND BUFFERS SCORE: 7.78
CONTIGUOUS PROPERTIES / DENSITY:	Harcarik	Restricted Farm or Current Application				2	
	Sergentsville Properties	Restricted Farm or Current Application				2	
	Lovenberg	Restricted Farm or Current Application				2	
	Panorama Farms	Restricted Farm or Current Application				2	
	Jurasek	Restricted Farm or Current Application				2	
							DENSITY SCORE: 10.00
LOCAL COMMITMENT:				100%	*	20	= 20.00
							LOCAL COMMITMENT SCORE: 20.00
SIZE:							SIZE SCORE: 2.21
IMMIMENCE OF CHANGE:	SADC Impact factor =	2.78					
							IMMINENCE OF CHANGE SCORE: 2.78
COUNTY RANKING:							
EXCEPTIONS:							EXCEPTION SCORE: .00
							TOTAL SCORE: 59.87

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R4(11)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of
Keris, Joseph and Margaret - SADC ID#:13-0091-DE

APRIL 24, 2025

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

WHEREAS, on January 24, 2025, the SADC received a development easement sale application from Joseph and Margaret Keris, hereinafter "Owner," for the property identified as Block 12, Lots 8 and 8.05, Upper Freehold Township, Monmouth County, hereinafter "the Property," totaling approximately 23.48 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 1.15 acre non-severable exception area for and limited to zero (0) future single family residential units and to afford future flexibility of uses resulting in approximately 22.33 net acres to be preserved; and

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

WHEREAS, at the time of application, the Property was in Christmas tree and cut flower production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 6, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 68.44 and contains approximately 22.33 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Monmouth County minimum score criteria for the "Priority" category which requires a quality score of at least 64, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 36 and 26 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

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

NOW THEREFORE BE IT RESOLVED:

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

- a. has a quality score of 68.44, which is above minimum ranking criteria for a "Priority" farm in Monmouth County;
 - b. has approximately 90% Prime soils and 10% Statewide Important soils; and
 - c. is within the County Agriculture Development Area.
 - d. is located immediately adjacent to another preserved farm and is in a community with a significant investment in farmland preservation.
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
- a. Enter into a 120-day option agreement with the Landowner;
 - b. Secure two independent appraisals to estimate the fair market value of the Property;
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

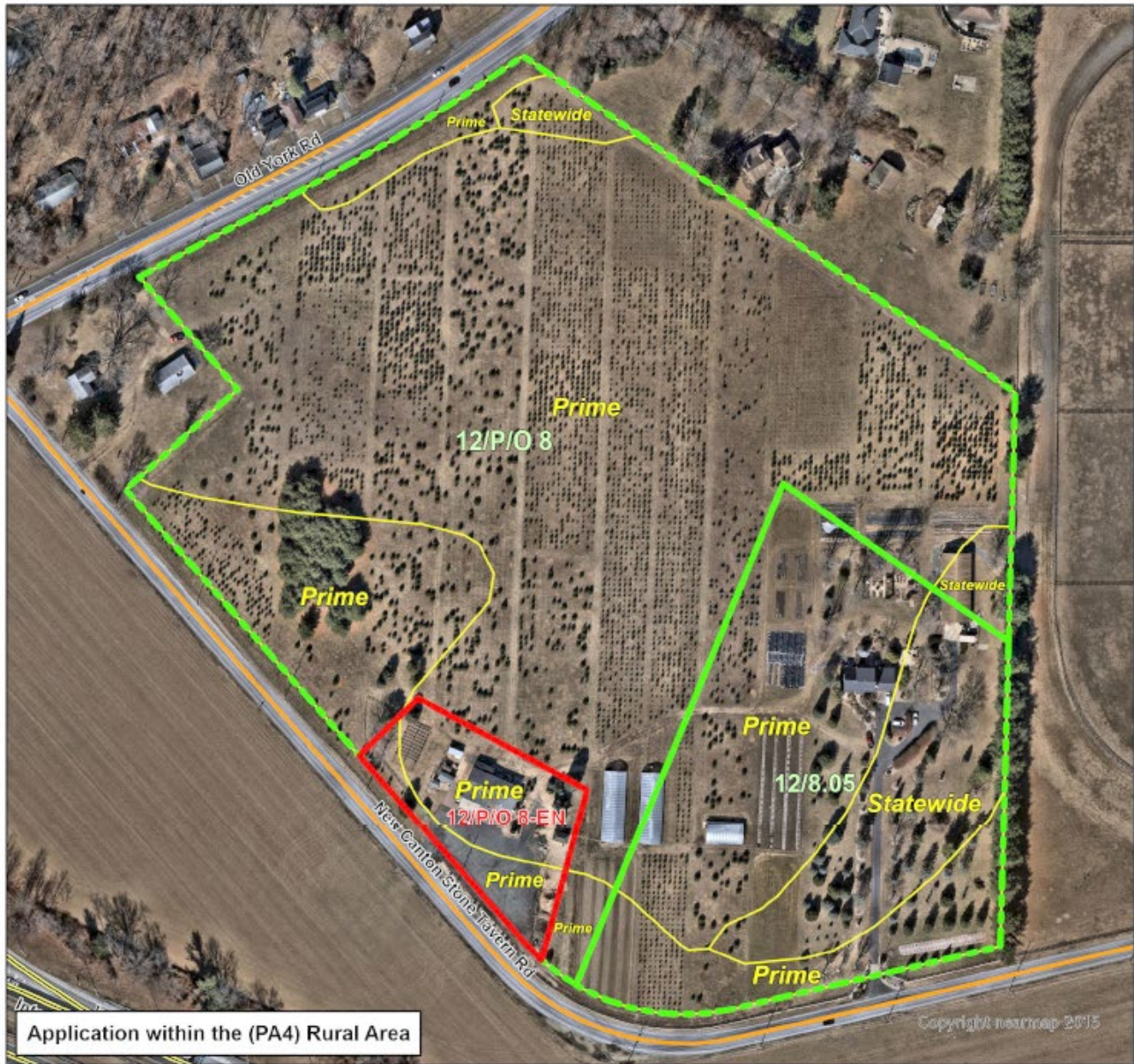
4/24/2025
Date


Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Soils



X:\counties\monocoh\Pro Projects\Keris Joseph & Margaret.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Keris, Joseph & Margaret
Block 12 Lots 8.05 (6.06 ac); P/O 8 (16.27 ac); &
P/O 8-EN (non-severable exception - 1.15 ac)
Gross Total = 23.48 ac
Upper Freehold Twp., Monmouth County



Sources:
NJ Farmland Preservation Program
N.J.NIT "Permits and MFLUJ Composite of New Jersey"
NRCS "SSURGO 2025 Soil Data"
NJDOT "Road Centerlines of NJ, Hoisted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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

	Gross %	Net %
Prime	90	90
Local	0	0
Statewide	10	10
Statewide if Drained	0	0
Unique	0	0
Not Prime	0	0
Not Rated	0	0

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



Preserved Farms and Active Applications Within Two Miles



X:\counties\monco\Pro Projects\

Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Keris, Joseph & Margaret
Block 12 Lots 8.05 (6.06 ac); P/O 8 (16.27 ac); &
P/O 8-EN (non-severable exception - 1.15 ac)
Gross Total = 23.48 ac
Upper Freehold Twp., Monmouth County



N

- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved Highlands, Pastures and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (OS), TRCS & State Owned Conservation Easements, & State Owned OS & Remediation Easements
- NJ County Boundaries
- NJ Municipal Boundaries

Sources:
NJ Farmland Preservation Program
NJOT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

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

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

GENERAL INFORMATION

COUNTY OF Monmouth Upper Freehold Twp. 1351

APPLICANT Keris, Joseph & Margaret

PRIORITIZATION SCORE

SOILS:	Prime	90% *	.15	=	13.50
	Statewide	10% *	.1	=	1.00
SOIL SCORE:					14.50

TILLABLE SOILS:	Cropland Harvested	86% *	.15	=	12.90
	Other	14% *	0	=	.00
TILLABLE SOILS SCORE:					12.90

BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	13% *	.2	=	2.60
	Farmland (Unrestricted)	41% *	.06	=	2.46
	Residential Development	46% *	0	=	.00
BOUNDARIES AND BUFFERS SCORE:					5.06

CONTIGUOUS PROPERTIES / DENSITY:	Keris	Restricted Farm or Current Application			2
	Reed	Restricted Farm or Current Application			2
	Freiberger	Restricted Farm or Current Application			2
	Freiberger	Restricted Farm or Current Application			2
	Jersey Longhorn LLC	Restricted Farm or Current Application			2
DENSITY SCORE:					10.00

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

SIZE:					SIZE SCORE:	2.33
--------------	--	--	--	--	--------------------	-------------

IMMIMENCE OF CHANGE:	SADC Impact factor = 3.65				IMMIMENCE OF CHANGE SCORE:	3.65
-----------------------------	---------------------------	--	--	--	-----------------------------------	-------------

COUNTY RANKING:					EXCEPTION SCORE:	.00
EXCEPTIONS:						

TOTAL SCORE: 68.44