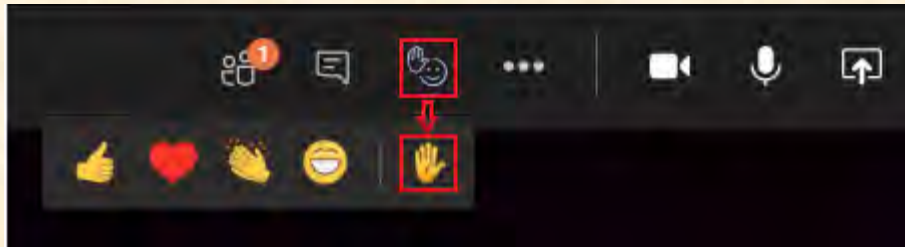




## THE SADC HAS CHANGED HOW THE PUBLIC PARTICIPATES IN OUR MONTHLY MEETING

IF A MEMBER OF THE PUBLIC, WHO ATTENDS THE MEETING BY USING TEAMS OR THE URL LINK, WOULD LIKE TO ADDRESS THE COMMITTEE DURING THE PUBLIC PORTION OF THE MEETING, THEY CAN DO SO BY “RAISING YOUR HAND”



SIMPLY CLICK ON THE HAND AND FACE ICON AT THE TOP OF YOUR SCREEN WHILE IN THE MEETING AND THEN CLICK THE RAISE HAND. <https://youtu.be/xRi0hxL4yHo>

**PLEASE WAIT FOR YOUR NAME TO BE CALLED BEFORE YOU BEGIN SPEAKING.**

IF A MEMBER OF THE PUBLIC, WHO ATTENDS THE MEETING BY USING THE CALL-IN FEATURE, WOULD LIKE TO ADDRESS THE COMMITTEE DURING THE PUBLIC PORTION OF THE MEETING, THEY WILL BE GIVEN AN OPPORTUNITY AFTER ALL THE “RAISED HANDS” HAVE SPOKEN.



Please email Jessica Uttal, [Jessica.uttal@ag.nj.gov](mailto:Jessica.uttal@ag.nj.gov), if you need further instructions.



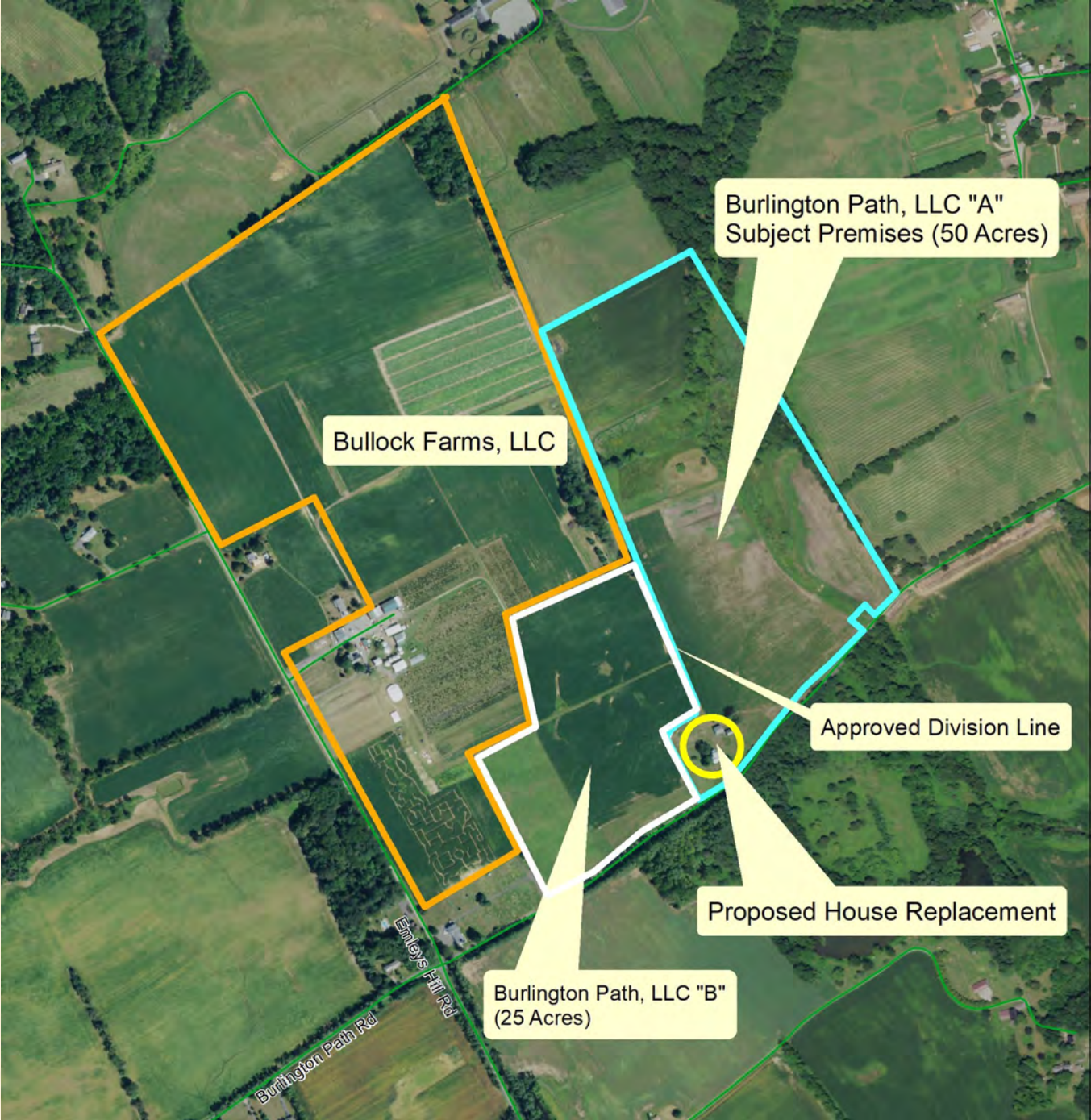
# Stewardship



**Slide 3**

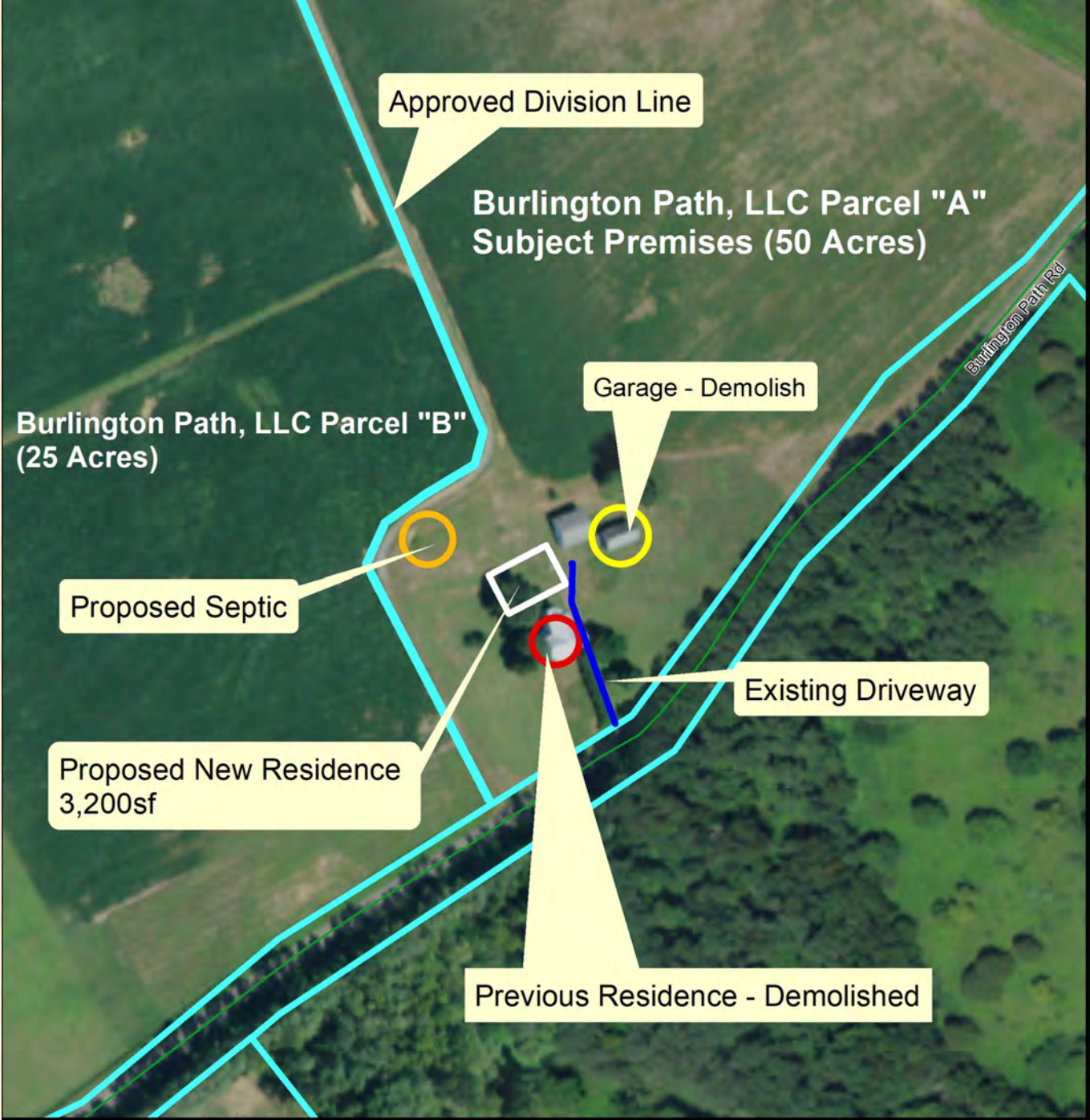


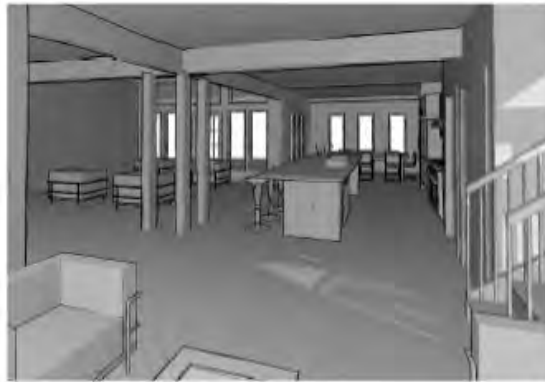
**Burlington Path LLC**  
**Upper Freehold Twp.**  
**Monmouth County**  
**Burlington Path Road**





**Burlington Path LLC  
Detail**





AUTUMN ARCHITECTURAL LLC  
300 W. 10TH ST. SUITE 100  
DENVER, CO 80202

ARCHITECT  
SCALE: 1/8" = 1'-0"  
DATE: 10/1/14  
PROJECT: BULLOCKY-2021  
SHEET: A9.0

| REV. | DESCRIPTION | DATE |
|------|-------------|------|
|      |             |      |
|      |             |      |
|      |             |      |
|      |             |      |
|      |             |      |
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|      |             |      |
|      |             |      |
|      |             |      |

**Brett & Christine Bullock  
New Residence**  
200 S. Harrison Park Road  
Green Ridge, NJ 08014

3D VIEWS I

PROJECT NAME  
BULLOCKY-2021  
PROJECT NUMBER  
A9.0











Holly Acres LLC  
John Ackerman Jr. & Janice Ackerman  
145 Acres  
Elk Twp, Gloucester County  
Upper Pittsgrove, Salem County



Slide 9

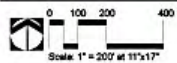


# Holly Acres Farm Management Unit

550 Acres



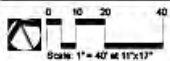
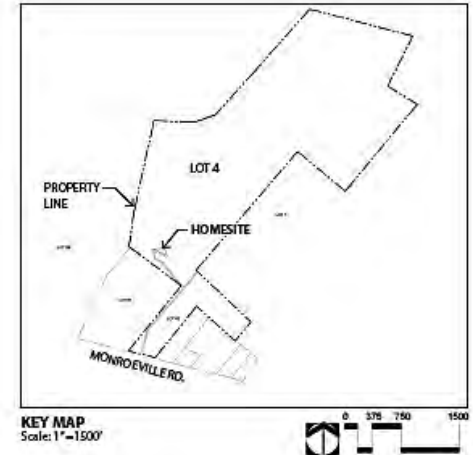
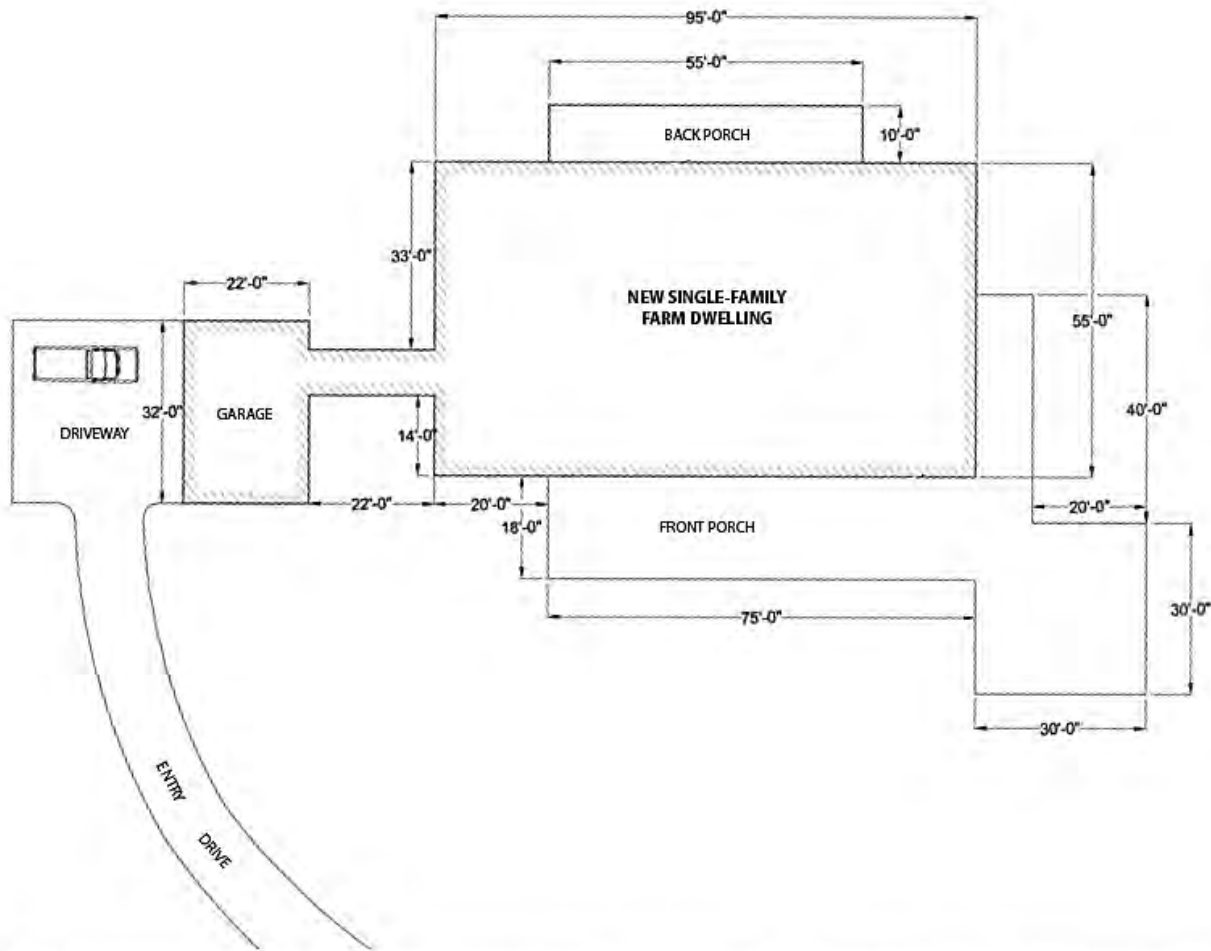




# HOLLY ACRES FARM LLC - NEW SINGLE-FAMILY FARM DWELLING Monroeville, NJ

**OVERALL PROPERTY  
& VICINITY MAP**  
AUGUST 23, 2021





HOLLY ACRES FARM LLC - NEW SINGLE-FAMILY FARM DWELLING  
Monroeville, NJ

HOMESITE PLOT PLAN  
AUGUST 23, 2021





**Slide 13**















November 22, 2020



Slide 17



June 9, 2019



Slide 18



# Final Approval

## Mercer County Comprehensive Farmland Preservation Plan Update

Table 8. Mercer County Farmland Assessment Crop Sectors by Acre, 1983-2018\*

| Crop Sector Acres by Tax Year |       |        |        |        |        |        |        |
|-------------------------------|-------|--------|--------|--------|--------|--------|--------|
|                               | 2018  | 2008   | 2004   | 2000   | 1995   | 1990   | 1983   |
| Field Crops                   | 9,404 | 11,160 | 13,714 | 17,921 | 20,157 | 21,768 | 24,962 |
| Cover Crops                   | 254   | 396    | 247    | 302    | 595    | 381    | 421    |
| Equine                        | 164   | 116    | 136    | 87     | n/a    | n/a    | n/a    |
| Total Fruit                   | 225   | 305    | 251    | 209    | 159    | 160    | 176    |
| Berries                       | 20    | 18     | 30     | 45     | 23     | 53     | 61     |
| Grapes                        | 117   | 59     | 41     | 15     | 1      | 1      | 1      |
| Nursery                       | 1,792 | 2,155  | 2,374  | 1,706  | 2,005  | 2,439  | 2,521  |
| Vegetables                    | 918   | 1,033  | 1,027  | 1,323  | 1,296  | 1,064  | 1,711  |

Table 1. Tax Year 2018 Data: Municipal Farmland Assessed Parcels – Agricultural Classes.

| New Jersey Farmland Assessment 2017 |                            |                           |                           |                             |                           |                      |                          |                          |                          |
|-------------------------------------|----------------------------|---------------------------|---------------------------|-----------------------------|---------------------------|----------------------|--------------------------|--------------------------|--------------------------|
| TAX YEAR 2018 - Mercer County       |                            |                           |                           |                             |                           |                      |                          |                          |                          |
| Town                                | Cropland Harvested (acres) | Cropland Pastured (acres) | Permanent Pasture (acres) | Unattached Woodland (acres) | Attached Woodland (acres) | Equine Acres (acres) | Renewable Energy (acres) | Total For AG Use (acres) | Total FA-1 Forms (acres) |
| East Windsor Twp                    | 1,670                      | 114                       | 114                       | 179                         | 225                       | 6                    | -                        | 2,308                    | 2,517                    |
| Ewing Twp                           | -                          | -                         | -                         | -                           | -                         | -                    | -                        | -                        | -                        |
| Hamilton Twp                        | 1,795                      | 46                        | 79                        | 301                         | 292                       | 8                    | -                        | 2,521                    | 2,640                    |
| Hightstown Boro                     | -                          | -                         | -                         | -                           | -                         | -                    | -                        | -                        | -                        |
| Hopewell Boro                       | 34                         | -                         | 11                        | 8                           | 3                         | -                    | -                        | 56                       | 59                       |
| Hopewell Twp                        | 5,127                      | 1,407                     | 2,597                     | 2,909                       | 2,541                     | 73                   | 20                       | 14,674                   | 15,796                   |
| Lawrence Twp                        | 601                        | 82                        | 524                       | 191                         | 376                       | 1                    | 30                       | 1,805                    | 2,056                    |
| Pennington Boro                     | -                          | -                         | -                         | -                           | -                         | -                    | -                        | -                        | -                        |
| Trenton City                        | -                          | -                         | -                         | -                           | -                         | -                    | -                        | -                        | -                        |
| Robbinsville Twp                    | 2,300                      | 76                        | 94                        | 443                         | 371                       | 68                   | 1                        | 3,353                    | 3,600                    |
| West Windsor Twp                    | 1,105                      | 26                        | 44                        | 229                         | 221                       | 5                    | -                        | 1,630                    | 1,660                    |
| Princeton                           | 304                        | -                         | 36                        | 402                         | 103                       | 4                    | -                        | 849                      | 899                      |
| --- Total ---                       | 12,936                     | 1,751                     | 3,499                     | 4,662                       | 4,132                     | 164                  | 51                       | 27,196                   | 29,227                   |

## MERCER COUNTY MASTER PLAN FARMLAND PRESERVATION ELEMENT

### 2020 COMPREHENSIVE FARMLAND PRESERVATION PLAN



Mercer County Agricultural Development Board Adoption: December 7, 2020

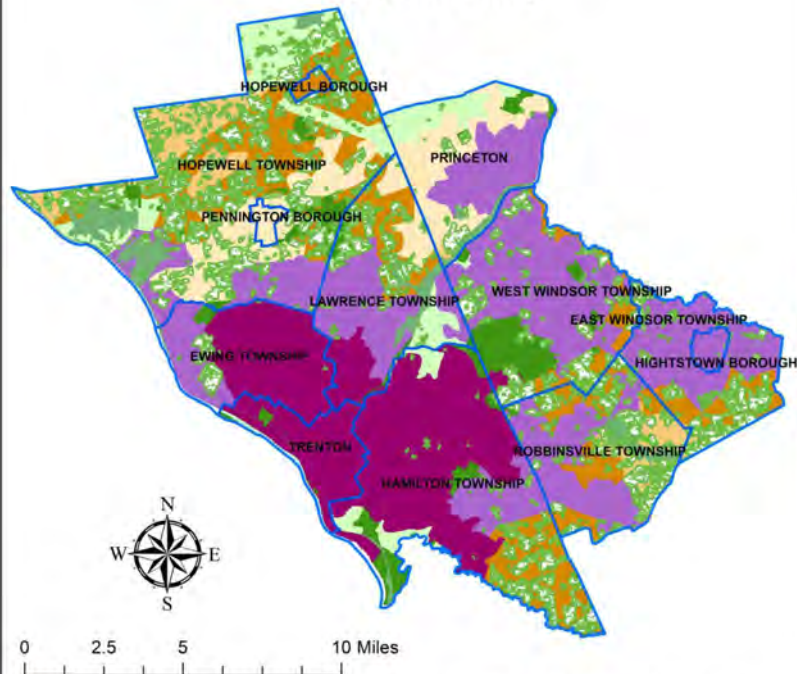
Mercer County Planning Board Adoption: August 11, 2021

*Prepared through funding from the State Agriculture Development Committee*





## Mercer County State Planning Areas with Active Agriculture Land Use (NJDEP 2012)



### Legend [Data Sources: 2012 DEP LULC, 2019 State Plan Map]

- Agriculturally Active Land, 2012 DEP LULC - 20,704 Acres
- Area 1 - Metropolitan - 28,453 Acres [19.6% of County area], Active Ag Land - 129 Acres; 0.5% of Metropolitan
- Area 2 - Suburban - 43,242 Acres [29.8% of County area], Active Ag Land - 3,175 Acres; 7.3% of Suburban
- Area 3 - Fringe - 12,689 Acres [8.7% of County area], Active Ag Land - 1,660 Acres; 13.1% of Fringe
- Area 4 - Rural - 29,842 Acres [20.5% of County area], Active Ag Land - 10,325 Acres; 34.6% of Rural
- Area 5 - Env. Sensitive - 9,682 Acres [6.7% of County area], Active Ag Land - 830 Acres; 8.6% of Env Sensitive
- Area 4B - Rural Env. Sens. Areas - 8,058 Acres [5.5% of County area], Active Ag Land - 2,826 Acres; 35.1% of Rural Env Sens
- Area 6 - Parks and Natural Areas - 8,258 Acres [5.7% of County area], Active Ag Land - 1,178 Acres; 14.3% of Parks/Natural
- Area 8 - State Parks - 5,660 Acres [3.9% of County area], Active Ag Land - 443 Acres; 7.8% of State Parks

## Mercer County ADA and Sewer Service Area (SSA)

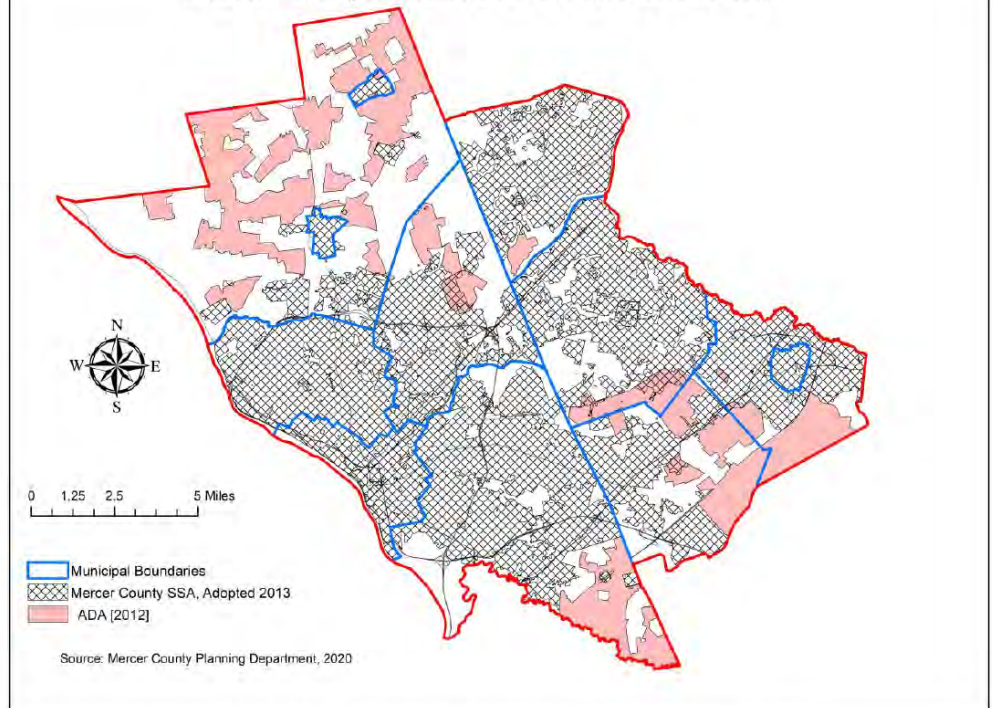


Figure 9. Mercer County Sewer Service Area and Mercer ADA.



## Mercer County Comprehensive Farmland Preservation Plan Update

**Table 4.** U.S. Census of Agriculture– Mercer County, 1987-2017.

| Census Year                                |             |             |             |             |             |             |           |
|--------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|
|                                            | 2017        | 2012        | 2007        | 2002        | 1997        | 1992        | 1987      |
| Farms (number)                             | 323         | 272         | 311         | 304         | 285         | 296         | 309       |
| Farms (acres)                              | 25,230      | 19,744      | 21,730      | 25,070      | 28,391      | 35,786      | 41,303    |
| Avg. Farm Size (acres)                     | 78          | 73          | 70          | 82          | 100         | 121         | 134       |
| Median Farm size (acres)                   | 18          | 23          | 22          | 22          | 25          | n/a         | n/a       |
| Estimated Market Value of Land and Bldgs   |             |             |             |             |             |             |           |
| Avg. per Farm (dollars)                    | \$1,414,874 | \$1,474,301 | \$1,314,520 | \$1,296,915 | \$1,359,262 | \$1,310,693 | \$458,712 |
| Avg. per Acres (dollars)                   | \$18,114    | \$20,310    | \$18,813    | \$18,855    | \$13,871    | \$11,180    | \$4,093   |
| Market Value of Ag Products Sold (\$1,000) | \$24,981    | \$19,729    | \$18,646    | \$12,247    | \$13,255    | \$15,879    | \$13,956  |
| Avg. per Farm (dollars)                    | \$77,341    | \$72,534    | \$59,956    | \$40,286    | \$46,510    | \$53,647    | \$45,164  |

**Table 5.** New Jersey Farmland Assessment – Mercer County, 1983- 2018.

| Acreage by Tax Year            |               |               |               |               |               |               |               |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                | 2018          | 2011          | 2008          | 2000          | 1995          | 1990          | 1983          |
| Cropland Harvested             | 12,936        | 14,658        | 15,976        | 22,199        | 25,182        | 28,369        | 30,474        |
| Cropland Pastured              | 1,751         | 2,182         | 1,986         | 1,995         | 1,752         | 2,159         | 1,691         |
| Permanent Pasture              | 3,499         | 3,541         | 3,856         | 4,000         | 3,795         | 3,944         | 3,899         |
| "Active Agriculture" Subtotal  | 18,186        | 20,381        | 21,818        | 28,194        | 30,729        | 34,472        | 36,064        |
| Unattached Woodland            | 4,662         | 4,190         | 4,341         | 5,292         | 5,584         | 4,818         | n/a           |
| Attached Woodland              | 4,132         | 5,066         | 4,962         | 7,696         | 8,508         | 9,442         | 12,563        |
| Equine                         | 164           | 135           | 116           | 87            | n/a           | n/a           | n/a           |
| <b>Total Farmland Assessed</b> | <b>27,144</b> | <b>29,772</b> | <b>31,237</b> | <b>41,269</b> | <b>44,821</b> | <b>49,101</b> | <b>48,642</b> |
| % Cty Farmland Assessed        | 18.8%         | 20.6%         | 21.6%         | 28.5%         | 31.0%         | 34.0%         | 33.6%         |





# MERCER COUNTY MASTER PLAN FARMLAND PRESERVATION

## APPENDIX. MAPS

### County Preserved Farmland

- 1.J. Hart - Hopewell
- 2.Stuart Townsend - Hart - Hopewell
- 3.Niederer - Hopewell
- 4.Pacey - Kim/Koon - Hamilton
- 5.Stake/McMinn/D. Stakos - East Windsor
- 6.Stakos - Brittan - Hamilton
- 7.Mount - Lawrence
- 8.Niederer II - Lyons - Hopewell
- 9.Kyle - East Windsor
- 10.Factor - Hopewell
- 11.Sakowicz/Mercer - Dobner - McDade - Liang - Hamilton
- 12.Pronczek/Lucas/Thangaraj - Robbinsville
- 13.Kessler - McLaughlin - Robbinsville
- 14.Blaug Jr. - Myers - East Windsor
- 15.Blaug Sr. - Voorhees - Robbinsville
- 16.Stakos - East Windsor
- 17.B. Hart - Robbery - Hopewell
- 18.Johnson - Mount - Lawrence
- 19.Donato North-Lawrence
- 20.D'Amico - Robbinsville
- 21.Wardchak - Barna - Robbinsville
- 22.Woodward/Mercer - Preservation Land LCC - Hopewell
- 23.Bastarino - Taylor - East Windsor
- 24.Mercurio - Dakota 3 - Robbinsville
- 25.Stakos - Pyros - Hamilton
- 26.PRL - D'Onato South - Lawrence
- 27.Runge - DiPaulo - Hamilton
- 28.Samu - Ellis - Hamilton
- 29.Vietel Sr. - Hopewell
- 30.Martindale - Hopewell
- 31.Robbery - Hopewell
- 32.Sepkovic - East Windsor
- 33.Jany - West Windsor
- 34.Sunshine/Wash - Dakota 2 - Robbinsville
- 35.Costantino - East Windsor
- 36.Mastrom-Ges - Robbinsville
- 37.Beneff - Hopewell
- 38.PRL/Wash - Gabert - Robbinsville
- 39.Levenduski/Wash - Dakota 1 - Zhu - Robbinsville
- 40.Kuo - Tan - Chan - Robbinsville
- 41.Chen/Mercer/D'Onato - Lawrence
- 42.Chen - D'Onato - Lawrence
- 43.Wedel Home - Hopewell
- 44.Bleszke - Hopewell
- 45.Lavy/WV - Schumacher - West Windsor
- 46.West Windsor 15A17 - West Windsor
- 47.West Windsor 15A19 - West Windsor
- 48.West Windsor 20 - West Windsor
- 49.West Windsor 21 - West Windsor
- 50.West Windsor 23 - West Windsor
- 51.Tisdal Family - West Windsor
- 52.Hendrickson - Lawrence
- 53.Zygmunt/Mercer - Hamilton
- 54.PRL - Fajler - Hopewell
- 55.PRL 2 - Broad Oak - Hopewell
- 56.Lawson - Hopewell
- 57.Powell - Reed - Robbinsville
- 58.Ferrite - Hopewell
- 59.Hall/Wash - PRL - Gabert - Robbinsville
- 60.Sogatz - Kyle - East Windsor
- 61.Gallo - Hopewell
- 62.Knap/BAPS - Robbinsville
- 63.Emerald/Wash - Dakota 4 - Robbinsville
- 64.Rapant/Wash - Robbinsville
- 65.Era Ret. Farm - East Windsor
- 66.Windor U. Pick - Robbinsville/W. Windsor
- 67.Palczuk - Hopewell
- 68.Huebner - Hopewell
- 69.Tap of Wash/Dyke/Booth
- 70.Lee Turkey Farm - East Windsor
- 71.Larry Trindle - Robbinsville
- 72.Uppala-Herman/Mercer/Robbinsville/Gentile - Robbinsville
- 73.Silver Deoxy/Wash. Tap - Robbinsville
- 74.Kozak - Hopewell
- 75.Mount U-Pick - Lawrence
- 76.Institute for Advanced Study Farm- Princeton
- 77.Mercer/Bracholm - Polzo - Hamilton
- 78.Mercer/Swath/Boncoria - Hamilton
- 79.Mercer/Hights-Perme - Robbinsville
- 80.Zygmunt/Mercer - K. Samu/Singh - Hamilton
- 81.Zygmunt/Mercer - Robbinsville - Hamilton
- 82.Mercer/Princeton Nursery - Hamilton
- 83.Moore/Mazzu - Mady - Hamilton
- 84.Hamill - Lawrence
- 85.Stakos 2 - East Windsor
- 86.Mercer/Thompson/Black Horse Realty - Hamilton
- 87.Mercer/McNulty/Muhammad Malik - Hopewell
- 88.Chowdhury/Mercer/Black Horse Realty - Hamilton
- 89.Smith - Hamilton

### State Preserved Farmland

- 01 Old Mill
- 02 Hunt - Culley
- 03 Ward
- 04 Langgen - Mazza/Dyke
- 05 Bielanski - Chiang
- 06.Lemon - Cappa/Stakos
- 07 Cedarland - Kyle
- 08 Cedarland North - Peck
- 09 Cedarland South - Carduner
- 10 Danch
- 11 Faller/Kokerson
- 12.Hopewell/Niederer - Hopewell Tap
- 13.Mary Brook Farms - Hopewell Tap
- 14.Mike LLC - Robbinsville Tap
- 15.Rapant - Robbinsville Tap
- 16.Ella - Hopewell Tap
- 17.Hunter - Hopewell Tap
- 18.Auer/Kertest - Hopewell Tap
- 19.Kurtz
- 20.McLaughlin
- 21.Princeton Nursery
- 22.Princeton Nursery
- 23.Black
- 24.Horn
- 25.Gilstrap

### Municipal Preserved Farmland

- M1. Foster - Hopewell Tap
- M2. Hopewell/Niederer - Hopewell Tap
- M3. Stony Brook Farms - Hopewell Tap
- M4. Mike LLC - Robbinsville Tap
- M5. Rapant - Robbinsville Tap
- M6. Ella - Hopewell Tap
- M7. Hunter - Hopewell Tap
- M8. Auer/Kertest - Hopewell Tap
- N1. Lovero - Hopewell Tap
- N2. Hopewell Valley Winery - Hopewell Tap
- N3. Senk, LLC - Hopewell Tap

### Nonprofit Preserved Farmland

- N1. Lovero - Hopewell Tap
- N2. Hopewell Valley Winery - Hopewell Tap
- N3. Senk, LLC - Hopewell Tap



### Legend

- Agricultural Development Areas
- Project Areas
- County Preserved Farmland
- State Preserved Farmland
- Municipal Preserved Farmland
- Nonprofit Preserved Farmland
- Preserved Open Space
- Municipal Boundaries

Acres in Mercer County - 144,640  
Acres in entire ADA - 25,954

### Acres in Project Areas

Hamilton - 2,464  
East Windsor/Robbinsville - 3,802  
West Windsor/Robbinsville - 2,133  
Hopewell East - 1,157  
Hopewell West - 3,256  
Hopewell South - 540  
Lawrence - 1,647

### Map Summary

This map illustrates the existing preserved farmland by county, state and municipal

Data Sources :  
Mercer County Planning Open Space Data

Map prepared by Mercer County Planning Division.

Approved April 1985

Revised :  
December 7, 2009 - Revised ADA  
December 2012 - Revised ADA  
Map : November 2020

**Mercer County Preserved Farmland**



## Mercer County Comprehensive Farmland Preservation Plan Update

- **Total for Ag. Use = 12,936 Acres**  
(2017/'18 Farmland Assessment)
- **Total Preserved Farmland = 8,375 Acres**
  - **County: 89 Farms; 4,864 Acres**
  - **State: 25 Farms, 1,493 Acres**
  - **Municipal: 8 Farms; 455 Acres**
  - **Non-Profit: 3 Farms; 441 Acres**
  - **Donated Easements: 1,120 Acres**
- **Preserved since 2010 Plan Adoption = 26 Farms; 1,507 Acres**

### Preservation Goals

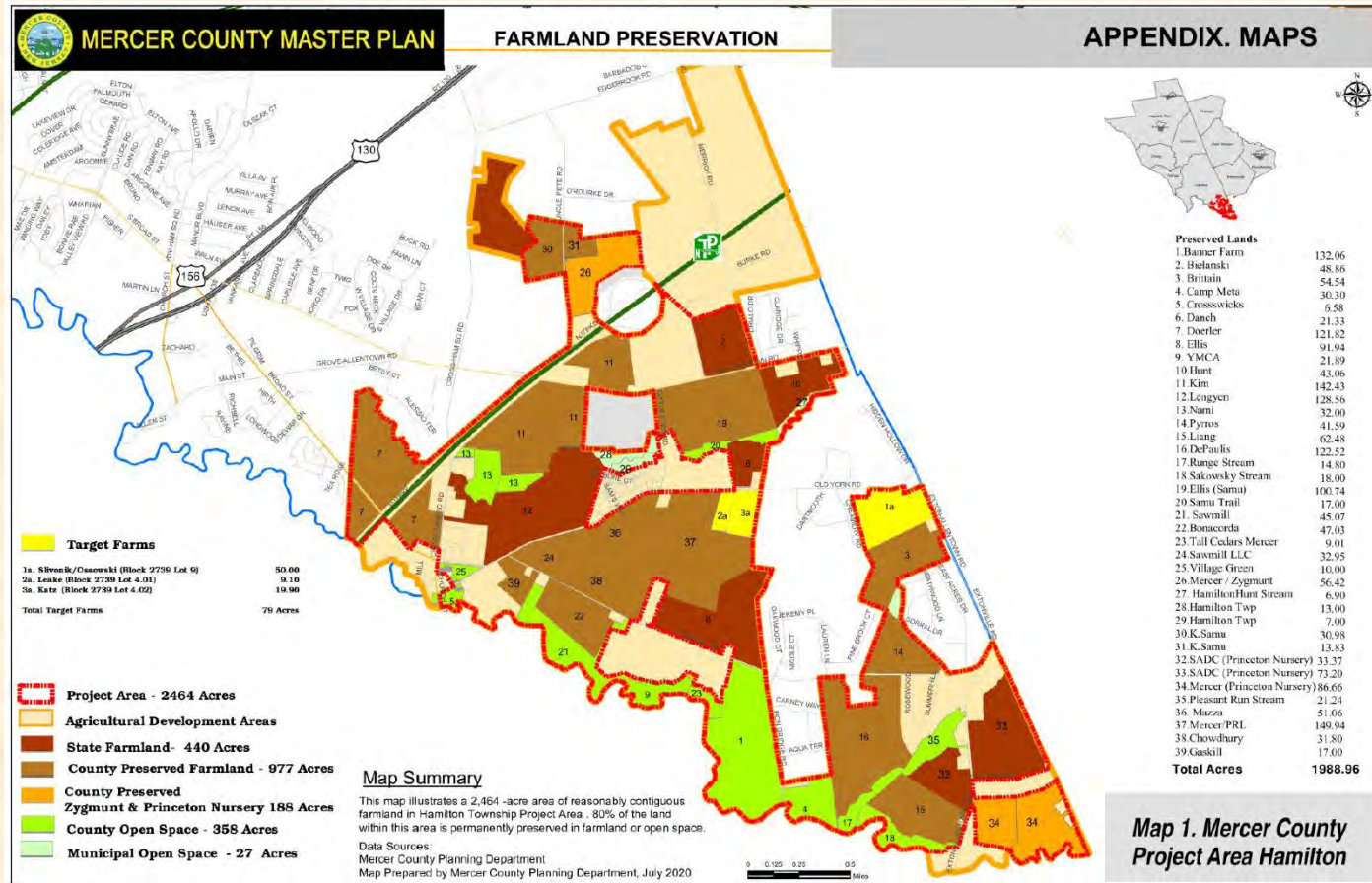
**One Year: 100 Acres**

**Five Years: 500 Acres**

**Ten Years: 1,000 Acres**

**Estimated Cost Per Acre = \$10,450**

**Targeted Farms = 2,396 Acres**





# Approvals for Acquisition



**Slide 24**



# NONPROFIT PRELIMINARY APPROVAL & FY22 APPROPRIATION

| FY 2022    | Organization Name/Farm Name                                              | Quality Score | County 70% average quality score | Acq. Type         | County   | Municipality | Approx. Net Acres          | Estimated per Acre Value                        | Total Estimated Easement | Estimated Ancillary Costs | Total Estimated Cost | Requested SADC Grant 50% | Cost share partner(s)          |
|------------|--------------------------------------------------------------------------|---------------|----------------------------------|-------------------|----------|--------------|----------------------------|-------------------------------------------------|--------------------------|---------------------------|----------------------|--------------------------|--------------------------------|
|            | Monmouth Conservation Foundation                                         |               |                                  |                   |          |              |                            |                                                 |                          |                           |                      |                          |                                |
| 13-0019-NP | <a href="#">Stivala, Michael, Jr., &amp; Eileen Sionas (MCF - FY 21)</a> | 53.65 Pts     | 50 Pts                           | Easement Purchase | Monmouth | Colts Neck   | 14.3 w/ 12.8 payable acres | \$48,250                                        | \$617,600                | \$25,000                  | \$642,600            | * \$43,380               | Monmouth, Colts Neck Twp & MCF |
|            |                                                                          |               |                                  |                   |          |              |                            | * Grant for shortfall in FY21 grant (\$286,500) |                          |                           |                      |                          |                                |
|            | The Land Conservancy of New Jersey                                       |               |                                  |                   |          |              |                            |                                                 |                          |                           |                      |                          |                                |
| 21-0056-NP | <a href="#">Shotwell Family Partnership, LP</a>                          | 54.71 Pts     | 44 Pts                           | Easement Purchase | Warren   | Blairstown   | 150.65                     | \$4,800                                         | \$723,120                | \$26,000                  | \$749,120            | \$374,560                | Warren County                  |
|            |                                                                          |               |                                  |                   |          |              |                            |                                                 |                          |                           |                      |                          |                                |
|            | Total Applications =                                                     | 2             |                                  |                   |          |              | 164.95                     |                                                 |                          |                           | \$1,391,720          | \$417,940                |                                |
|            |                                                                          |               |                                  |                   |          |              |                            |                                                 |                          |                           |                      |                          |                                |





## Monmouth Conservation Foundation

FY2021 application granted preliminary approval September 2020

### Request for Additional Funding

Michael Stivala & Eileen Sionas

14.5 ac in Colts Neck Twp, Monmouth Cty

63% in Vegetables & Alpacas

1 ac nonseverable

3 ac severable for greenway conservation easement

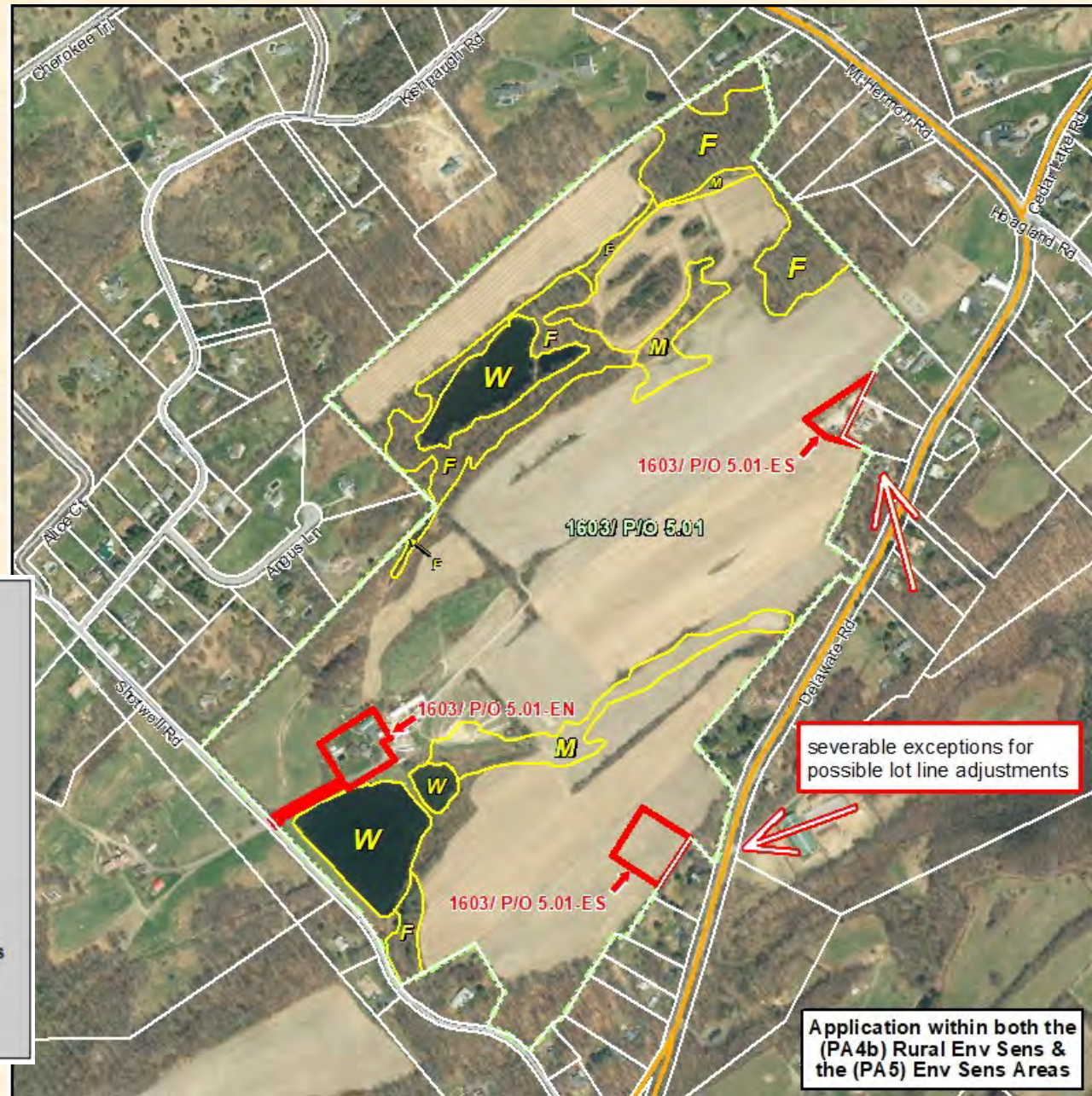




# The Land Conservancy of New Jersey

## FY2022 application

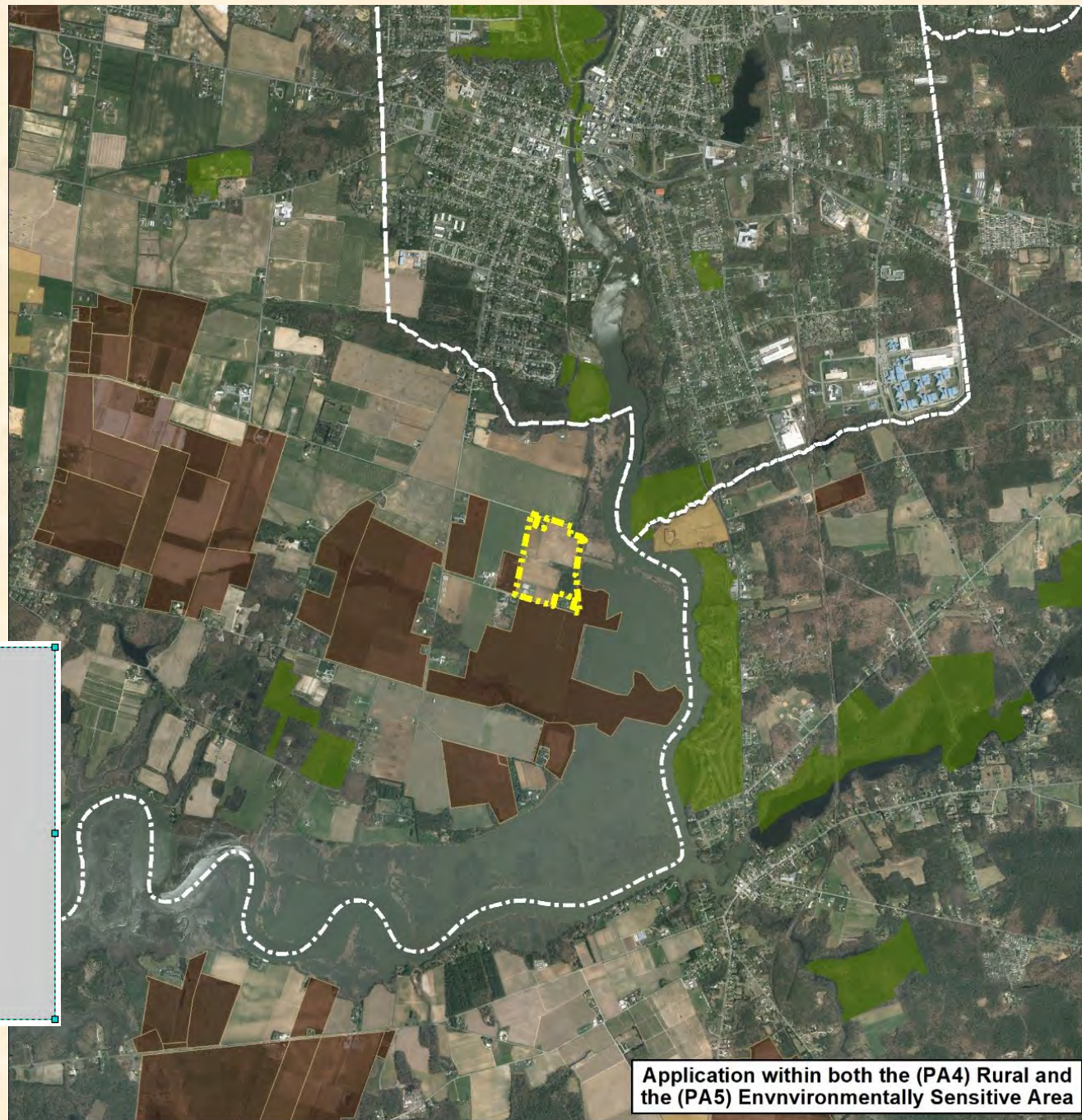
Shotwell Family Partnership  
152.4 ac in Blairstown Twp, Warren Cty  
72% in soybeans  
1.7 ac nonseverable  
1.4 & 0.75 ac severable for possible lot line  
adjustments





Vege Farm, Inc.  
54 Easement Acres  
Hopewell Twp  
Cumberland County  
No single family residential  
opportunities  
1 agricultural labor unit  
82% in vegetables

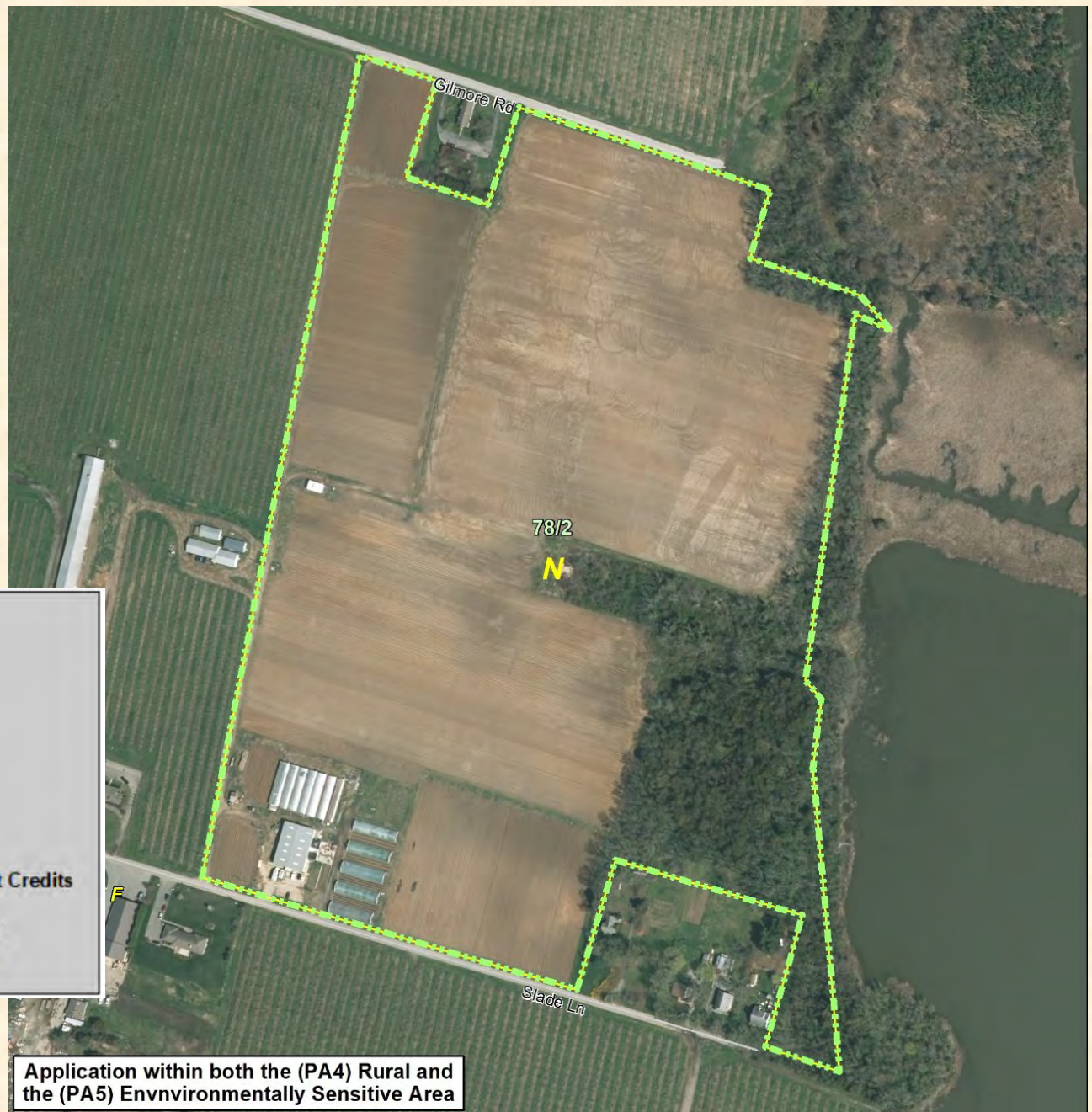
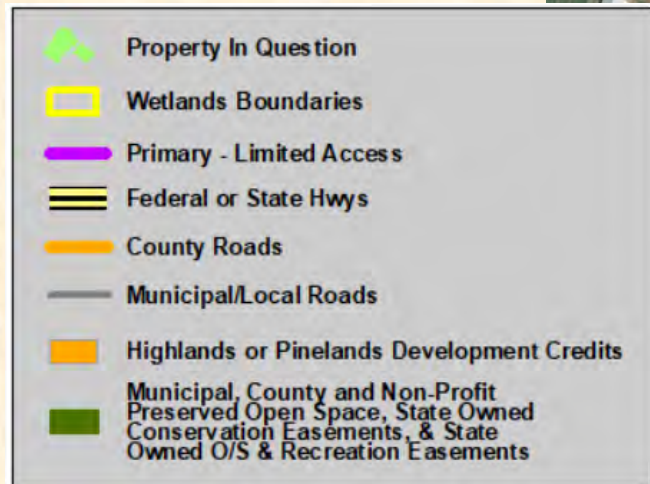
County Planning Incentive Grant





Vege Farn, Inc.  
54 Easement Acres  
Hopewell Twp  
Cumberland County  
No single family residential  
opportunities  
1 agricultural labor unit  
82% in vegetables

County Planning Incentive Grant

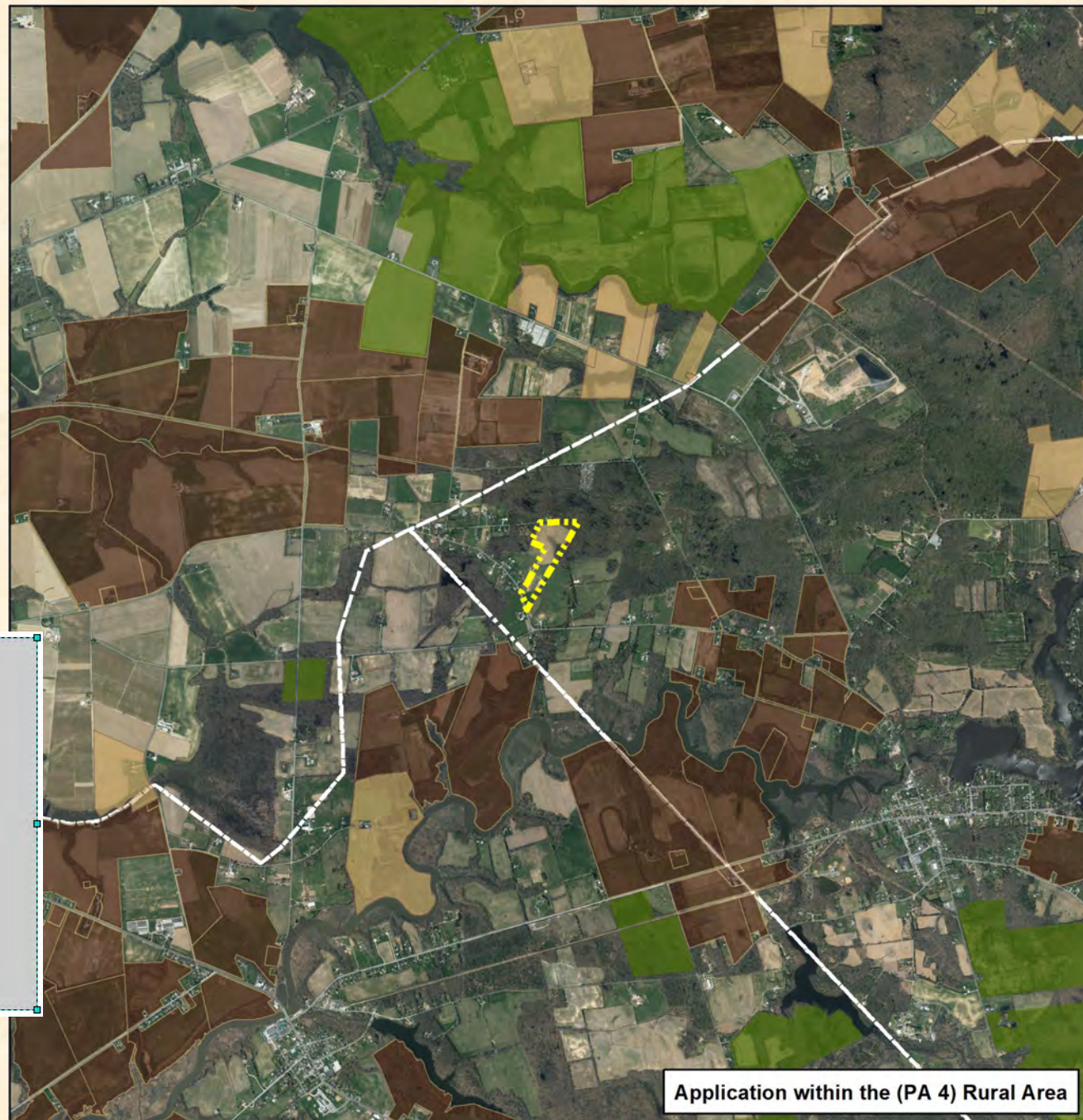


Application within both the (PA4) Rural and the (PA5) Environmentally Sensitive Area



Joseph & Robin Bell  
21 Easement Acres  
Alloway Twp, Salem County  
No residential opportunities or  
exception areas  
64% in hay & livestock

Municipal Planning Incentive Grant

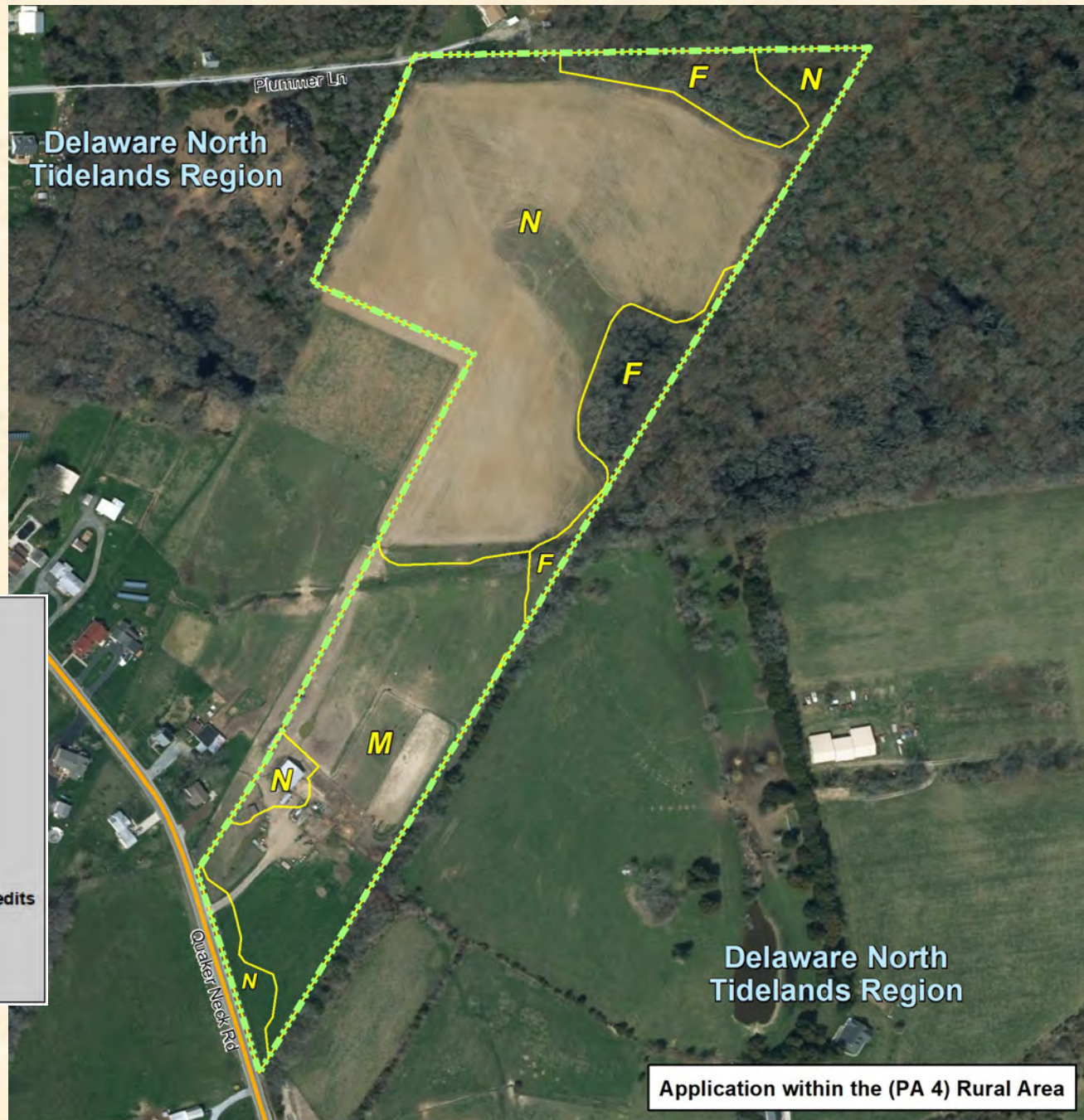




Joseph & Robin Bell  
21 Easement Acres  
Alloway Twp, Salem County  
No residential opportunities or  
exception areas  
64% in hay & livestock

NJCF ALE grant funding  
6% Impervious Cover restriction  
No future divisions

Municipal Planning Incentive Grant





Robert & Joyce Wright  
19.5 acres in Upper Pittsgrove  
Township, Salem County  
One single family

1 ac nonseverable exception for  
nonagricultural uses & zero single  
family residences  
88% in Christmas trees & soybeans

Municipal Planning Incentive Grant



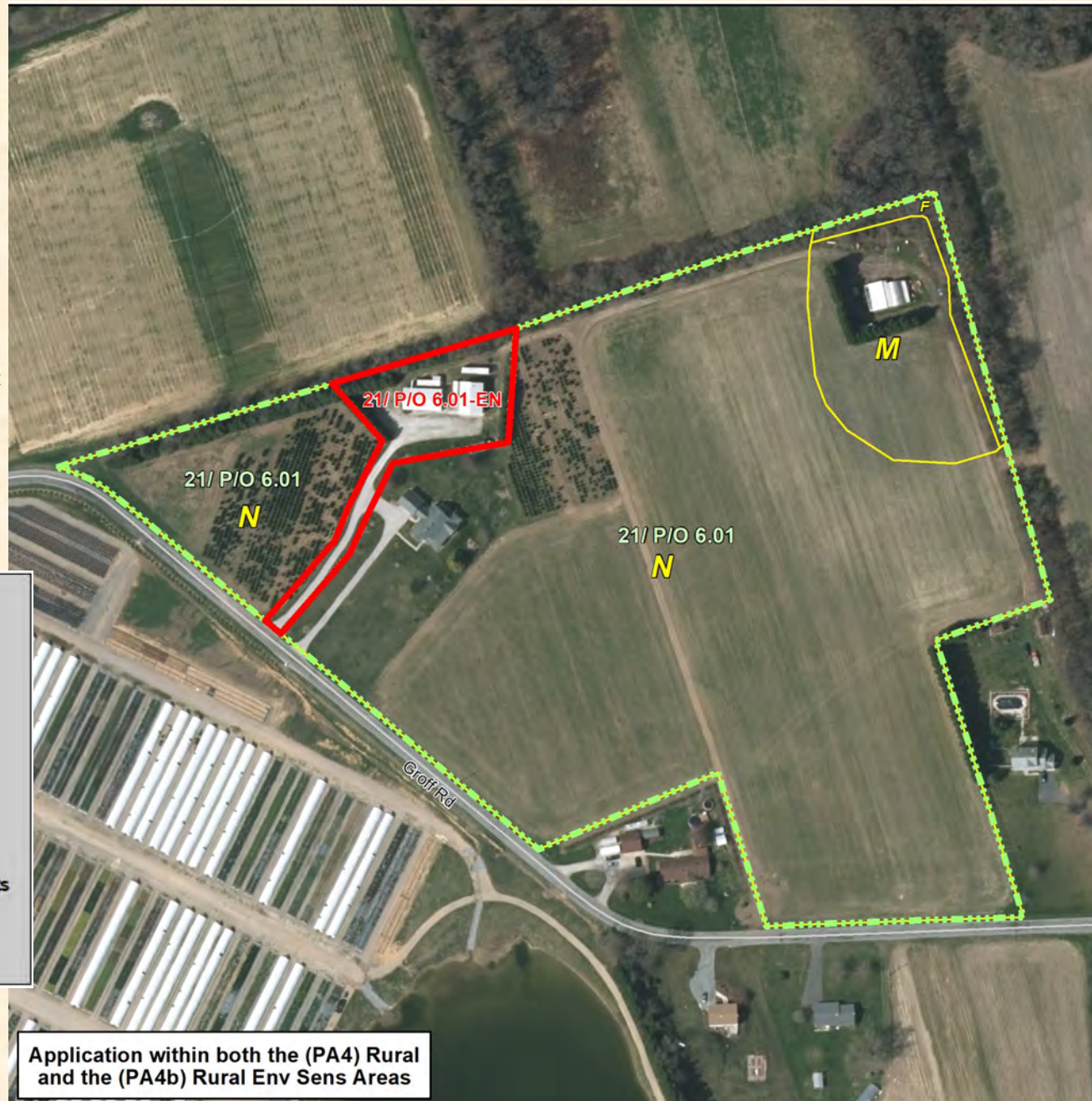
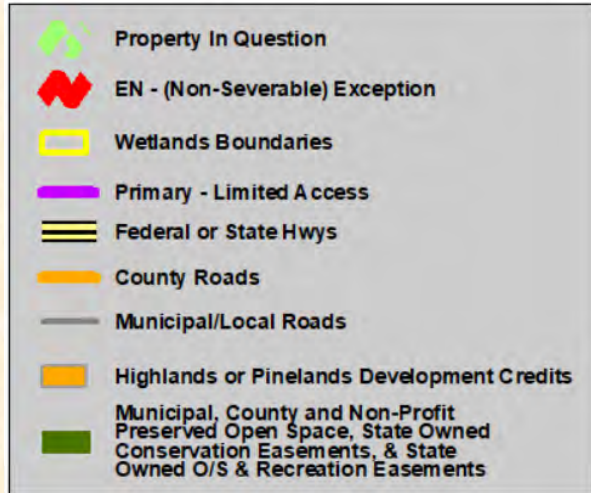
-  Property In Question
-  Exceptions
-  Preserved Easements
-  Transfer of Development Rights (TDR)
-  Preserved: Highlands, Pinelands and Municipal
-  Active Applications
-  County Boundaries
-  Municipal Boundaries
-  Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



Robert & Joyce Wright  
19.5 acres in Upper Pittsgrove  
Township, Salem County  
One single family

1 ac nonseverable exception for  
nonagricultural uses & zero single  
family residences  
88% in Christmas trees & soybeans

Municipal Planning Incentive Grant



Application within both the (PA4) Rural  
and the (PA4b) Rural Env Sens Areas



Teresa Mihalecz  
35.5 Easement Acres  
Pittsgrove Twp, Salem County  
3 ac severable exception  
54% in hay & corn

Municipal Planning Incentive Grant

- 
- Property In Question
  - Exceptions
  - Preserved Easements
  - Transfer of Development Rights (TDR)  
Preserved: Highlands, Pinelands and Municipal
  - Active Applications
  - County Boundaries
  - Municipal Boundaries
  - Municipal, County and Non-Profit  
Preserved Open Space, State Owned  
Conservation Easements, & State  
Owned O/S & Recreation Easements

Application within both the  
(PA4b) Rural Env Sens  
and the (PA5) Env Sens Areas



Teresa Mihalecz  
35.5 Easement Acres  
Pittsgrove Twp, Salem County  
3 ac severable exception  
54% in hay & corn

Municipal Planning Incentive Grant





Rolling Hills Property, I, LLC  
113.8 Easement Acres  
Vernon Twp, Sussex County  
3 ac nonseverable exception  
37% in corn & hay

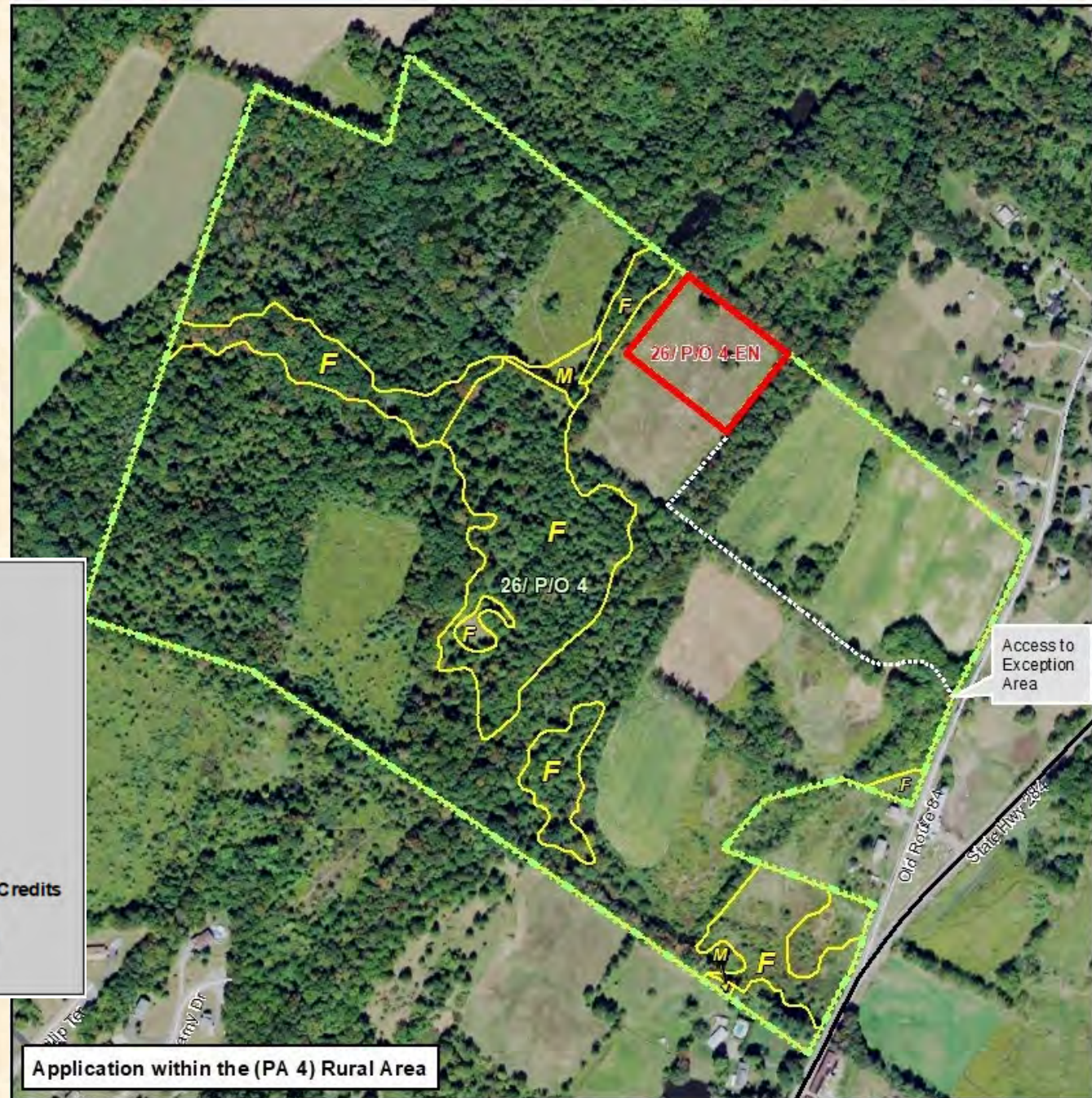
Direct Easement Purchase





Rolling Hills Property, I, LLC  
113.8 Easement Acres  
Vernon Twp, Sussex County  
3 ac nonseverable exception  
37% in corn & hay

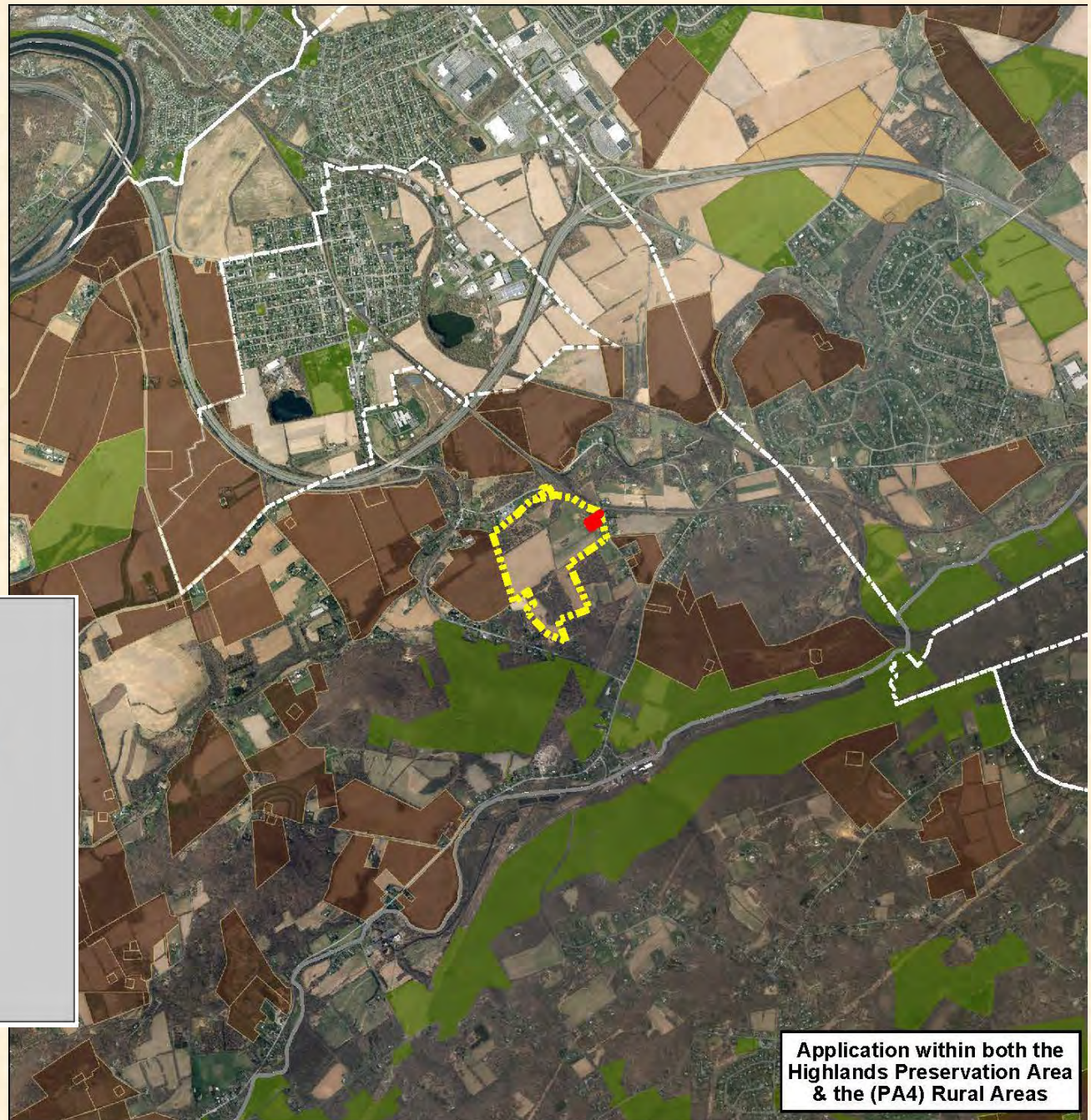
Direct Easement Purchase





Patricia Moyer  
130.1 Easement Acres  
Pohatcong Twp, Warren County  
1 ac nonseverable exception  
1 single family residence  
68% in corn & soybeans

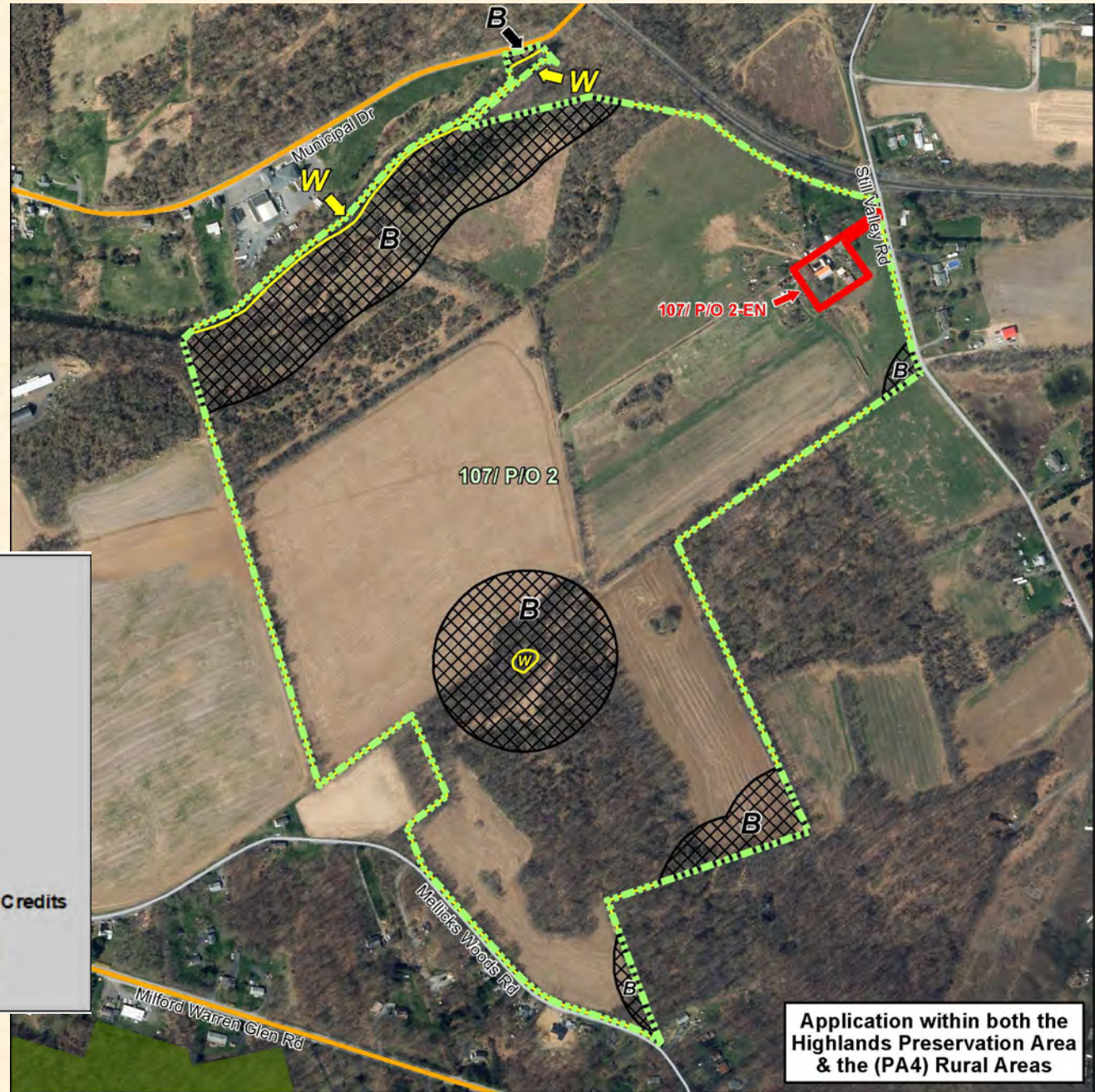
Direct Easement Purchase





Patricia Moyer  
 130.1 Easement Acres  
 Pohatcong Twp, Warren County  
 1 ac nonseverable exception  
 1 single family residence  
 68% in corn & soybeans

Direct Easement Purchase



Application within both the  
 Highlands Preservation Area  
 & the (PA4) Rural Areas



**State Agriculture Development Committee  
FARMLAND PRESERVATION FY 2022 ADMINISTRATIVE BUDGET**

**Exhibit A**

| Purpose                                 | FY19 Budget      | FY19 Expended    | FY20 Budget      | FY20 Expended    | FY21 Budget      | FY21 Expended    | FY22 Budget      |
|-----------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| SALARIES FOR SADC                       | 2,564,350        | 2,151,853        | 2,358,500        | 2,070,910        | 2,300,000        | 2,032,418        | 2,550,000        |
| FRINGE COST FOR SADC STAFF              | 0                | 0                | 250,000          | 233,285          | 1,000,000        | 1,076,147        | 1,300,000        |
| SALARY REIMBURSEMENT TO OTHER AGENCIES  | 170,000          | 151,750          | 170,000          | 139,211          | 170,000          | 132,269          | 170,000          |
| OFFICE SUPPLIES, PRINTING, COPYING      | 49,600           | 56,973           | 84,000           | 62,638           | 119,000          | 75,141           | 90,000           |
| TRAVEL                                  | 9,050            | 9,611            | 9,000            | 2,192            | 9,000            | 2,174            | 8,500            |
| TELEPHONE                               | 18,000           | 21,764           | 20,000           | 25,163           | 25,000           | 25,254           | 30,000           |
| SOFTWARE                                | 15,000           | 17,564           | 23,500           | 19,051           | 18,000           | 19,502           | 35,000           |
| PROFESSIONAL SERVICES                   | 41,000           | 250,419          | 3,000            | 291,450          | 138,000          | 415,909          | 1,040,000        |
| STAFF TRAINING                          | 16,000           | 5,373            | 5,000            | 934              | 5,000            | 1,055            | 3,500            |
| SUBSCRIPTIONS                           | 5,000            | 5,721            | 3,500            | 4,732            | 4,000            | 3,370            | 4,000            |
| ADVERTISING                             | 1,500            | 741              | 1,500            | 0                | 0                | 2,565            | 3,000            |
| MISCELLANEOUS COSTS/SHARED COSTS        | 52,000           | 56,382           | 44,000           | 45,613           | 44,000           | 47,259           | 50,000           |
| LEGAL SERVICES/DAG'S                    | 100,000          | 69,663           | 70,000           | 82,555           | 80,000           | 66,309           | 80,000           |
| CENTRAL MOTOR POOL/HERTZ RENTAL         | 11,500           | 13,369           | 15,000           | 9,101            | 13,000           | 6,410            | 16,000           |
| STEWARDSHIP MONITORING                  | 0                | 11,271           | 40,000           | 26,324           | 40,000           | 36,542           | 50,000           |
| COMPUTER EQUIPMENT AND OFFICE FURNITURE | 26,000           | 49,873           | 3,000            | 19,078           | 20,000           | 27,972           | 20,000           |
| <b>TOTAL:</b>                           | <b>3,079,000</b> | <b>2,872,328</b> | <b>3,100,000</b> | <b>3,032,237</b> | <b>3,985,000</b> | <b>3,970,295</b> | <b>5,450,000</b> |



**State Agriculture Development Committee  
RIGHT TO FARM FY 2022 ADMINISTRATIVE BUDGET**

| Purpose                                | FY20 Budget   | FY20 Expended | FY21 Budget   | FY21 Expended | FY22 Budget   |
|----------------------------------------|---------------|---------------|---------------|---------------|---------------|
| SALARIES FOR SADC                      | 30,000        | 23,435        | 30,000        | 35,551        | 35,000        |
| SALARY REIMBURSEMENT TO OTHER AGENCIES | 18,000        | 19,581        | 18,000        | 18,624        | 20,000        |
| PRINTING                               | 1,000         | 0             | 1,000         | 0             | 0             |
| PROFESSIONAL SERVICES                  | 1,000         | 1,153         | 1,000         | 464           | 1,000         |
| MISCELLANEOUS COSTS/SHARED COSTS       | 3,000         | 3,265         | 3,000         | 4,455         | 3,000         |
| LEGAL SERVICES/DAG'S                   | 32,000        | 7,887         | 30,000        | 1,160         | 24,000        |
| <b>TOTAL:</b>                          | <b>85,000</b> | <b>55,321</b> | <b>83,000</b> | <b>60,254</b> | <b>83,000</b> |



# FY22 APPROPRIATION SUMMARY

## FY22 Allocation Summary

**Exhibit A**

|                                                 | <u>Total</u>        | <u>Corporate Business<br/>Tax</u> | <u>2009 Farmland Bond<br/>Fund</u><br><u>(reappropriation)</u> | <u>2007 Farmland Bond<br/>Fund</u><br><u>(reappropriation)</u> | <u>GSPT Farmland<br/>Preservation Fund</u><br><u>(reappropriation)</u> | <u>1995 Farmland Bond<br/>Fund</u><br><u>(reappropriation)</u> |
|-------------------------------------------------|---------------------|-----------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------|
| Stewardship Activities                          | \$3,325,000         | \$3,325,000 <sup>1</sup>          |                                                                |                                                                |                                                                        |                                                                |
| County PIG Base Grants                          | \$18,000,000        | \$18,000,000                      |                                                                |                                                                |                                                                        |                                                                |
| Municipal PIG Base Grants                       | \$4,500,000         | \$4,500,000                       |                                                                |                                                                |                                                                        |                                                                |
| Non-Profit Grants                               | \$417,940           | \$417,940                         |                                                                |                                                                |                                                                        |                                                                |
| State Acquisition                               | \$45,537,661        | \$45,351,060                      |                                                                |                                                                | \$186,601 <sup>2</sup>                                                 |                                                                |
| <b><u>Total Acquisition and Stewardship</u></b> | <b>\$71,780,601</b> | <b>\$71,594,000</b>               |                                                                |                                                                | <b>\$186,601</b>                                                       |                                                                |
| <b><u>Other</u></b>                             |                     |                                   |                                                                |                                                                |                                                                        |                                                                |
| Administration Budget                           | \$10,000,000        | \$10,000,000                      |                                                                |                                                                |                                                                        |                                                                |
| Acquisition Costs                               | \$1,000,000         | \$1,000,000 <sup>3</sup>          |                                                                |                                                                |                                                                        |                                                                |
| Review Appraisal                                | \$100,000           | \$100,000 <sup>4</sup>            |                                                                |                                                                |                                                                        |                                                                |
| MPIG and CPIG Planning Grants                   | \$1,000,000         | \$1,000,000 <sup>5</sup>          |                                                                |                                                                |                                                                        |                                                                |
| <b><u>Total Other</u></b>                       | <b>\$12,100,000</b> | <b>\$12,100,000</b>               |                                                                |                                                                |                                                                        |                                                                |
| <b><u>Total Appropriation Requested</u></b>     | <b>\$83,880,601</b> | <b>\$83,694,000 <sup>6</sup></b>  | <b>\$0</b>                                                     | <b>\$0</b>                                                     | <b>\$186,601</b>                                                       | <b>\$0</b>                                                     |

1 - Stewardship funding is 4% of the portion of FY22 CBT funds not held in reserve and 4% of the FY21 reserve plus adjustments.

2 - GSPT Fund includes OPRA request fees, cell tower application fee, RME application fees, and net proceeds from the sale of Vealey Farm by TLCNJ.

3 - \$1M for Direct Easement program costs (appraisal, survey, and title).

4 - \$100K for contracting with review appraisers.

5 - \$1M for Municipal and County Planning Grants.

6 - Corporate Business Tax Funds Capacity includes \$3.705M from CBT interest earnings, \$35.456M from FY21 reserve + adjustments for past CBT collections, and \$44.533M of FY22 dedication.  
25% of the FY22 dedication is held in reserve until FY23 when actual FY21 CBT collections are realized.



# STEWARDSHIP APPROPRIATION RECOMMENDATIONS

| Source of Funding                             | Can Be Used for Soil & Water Only | Can Be Used for Deer Fencing Only | Can be Used for Both                     | Total Resources    |
|-----------------------------------------------|-----------------------------------|-----------------------------------|------------------------------------------|--------------------|
| 1995 Bond Fund (565)                          | \$470,000                         |                                   |                                          | \$470,000          |
| CBT - 1 (FY17 Appropriation)                  | \$500,000                         | \$500,000                         | \$496,340                                | \$1,496,340        |
| CBT - 2 (FY18 Appropriation)                  |                                   |                                   | \$696,060                                | \$696,060          |
| CBT - 3 (FY19 Appropriation)                  |                                   |                                   | \$709,830                                | \$709,830          |
| CBT - 4 (FY20 Appropriation)                  |                                   |                                   | \$2,147,000                              | \$2,147,000        |
| CBT - 5 (FY21 Appropriation)                  |                                   |                                   | \$2,253,000                              | \$2,253,000        |
| <b>Total Resources</b>                        | <b>\$970,000</b>                  | <b>\$500,000</b>                  | <b>\$6,302,230</b>                       | <b>\$7,772,230</b> |
| <b>B. PROGRAM DEMAND - SNAPSHOT</b>           |                                   |                                   |                                          |                    |
| Purpose                                       | Soil & Water                      | Deer Fencing                      |                                          | Total Demand       |
| Approved Soil and Water Grants                | \$2,017,190 <sup>1</sup>          |                                   |                                          | \$2,017,190        |
| NRCS Technical Assistance (estimate)          | \$520,000 <sup>2</sup>            |                                   |                                          | \$520,000          |
| Soil & Water Projects (in pipeline) estimated | \$3,000,000 <sup>3</sup>          |                                   |                                          | \$3,000,000        |
| Deer Fencing Round 1 (FY 2017)                |                                   | \$226,446                         |                                          | \$226,446          |
| Deer Fencing Round 2 (FY 2019)                |                                   | \$231,148                         |                                          | \$231,148          |
| Deer Fencing Round 3 (Rolling Applications)   |                                   | \$180,672                         |                                          | \$180,672          |
| <b>Total Demand</b>                           | <b>\$5,537,190</b>                | <b>\$638,266</b>                  |                                          | <b>\$6,175,456</b> |
| <b>C. FY22 Appropriation</b>                  |                                   |                                   |                                          |                    |
| <b>Proposed Appropriation</b>                 |                                   |                                   | Available for all Stewardship Activities | FY22 Appropriation |
| CBT (FY22 Appropriation)                      |                                   |                                   | \$3,325,000                              | \$3,325,000        |

- 1 - Approved grants include projects which have been completed and expended in addition to the remaining active projects.
- 2 - Total cost of the agreement with NRCS to assist the SADC in processing applications.
- 3 - 60% (based on historical trend) of the estimated total cost for projects where program eligibility has been determined and awaiting technical assistance and funding approval.



## ACQUISITION APPROPRIATION RECOMMENDATIONS

| <b>Funding Cycle</b>           | <b>County<br/>PIG<br/>Base<br/>Grant</b> | <b>County PIG<br/>Competitive<br/>Grant</b> | <b>Municipal<br/>PIG Base<br/>Grant</b> | <b>Municipal<br/>PIG<br/>Competitive<br/>Grant</b> | <b>Nonprofit<br/>Grant</b> | <b>Direct Easement<br/>Program</b> |
|--------------------------------|------------------------------------------|---------------------------------------------|-----------------------------------------|----------------------------------------------------|----------------------------|------------------------------------|
| FY17                           | \$12.5M                                  | \$20M                                       | \$7.5M                                  | Not available                                      | \$2.9M                     | \$14.3M                            |
| FY18                           | \$0                                      | \$7.5M                                      | \$0                                     | Not available                                      | \$1.72M                    | \$14.4M                            |
| FY19                           | \$0                                      | \$0                                         | \$15M                                   | Not available                                      | \$1.59M                    | \$3.34M                            |
| FY20                           | \$11M                                    | \$10M                                       | \$0                                     | \$5M                                               | \$1.35M                    | \$25.76M                           |
| FY21                           | \$12M                                    | \$0                                         | \$6.5M                                  | \$5M                                               | \$3.76M                    | \$23.3M                            |
| <b>FY22<br/>Recommendation</b> | <b>\$18M</b>                             | <b>\$0</b>                                  | <b>\$4.5M</b>                           | <b>\$0</b>                                         | <b>\$417.94K</b>           | <b>\$45.35M</b>                    |



# PIG PROGRAM APPROPRIATION RECOMMENDATIONS

## ANALYSIS OF PERFORMANCE: Exhibits

The Municipal and County PIG regulations set forth how base grant funds are to be allocated based on expenditure performance over the prior three funding cycles:

- i. If at least 50% of the total grant funds have been expended, it is eligible for 100% of the maximum base grant available;
- ii. If at least 25%, but less than 50% of the total grant funds have been expended, it is eligible for 50% of the maximum base grant available; or
- iii. If less than 25% of the total grant funds have been expended, it is ineligible for a base grant award.

| County     | Performance                   | FY22<br>Appropriation |
|------------|-------------------------------|-----------------------|
| Burlington | 66%                           | \$2,000,000           |
| Cumberland | 60%                           | \$2,000,000           |
| Gloucester | 86%                           | \$2,000,000           |
| Hunterdon  | 63%                           | \$2,000,000           |
| Middlesex  | 57%                           | \$2,000,000           |
| Monmouth   | 100%                          | \$2,000,000           |
| Morris     | 40%                           | \$1,000,000           |
| Salem      | 63%                           | \$2,000,000           |
| Somerset   | 100%                          | \$2,000,000           |
| Warren     | 33%                           | \$1,000,000           |
|            | <b>FY22<br/>Appropriation</b> | <b>\$18,000,000</b>   |

| Municipality            | Performance                   | FY21<br>Appropriation |
|-------------------------|-------------------------------|-----------------------|
| Franklin, Gloucester    | 42%                           | \$500,000             |
| Colts Neck, Monmouth    | 51%                           | \$1,000,000           |
| Pilesgrove, Salem       | 54%                           | \$1,000,000           |
| Pittsgrove, Salem       | 54%                           | \$1,000,000           |
| Upper Pittsgrove, Salem | 64%                           | \$1,000,000           |
|                         | <b>FY22<br/>Appropriation</b> | <b>\$4,500,000</b>    |



**Non-Profit Program  
FY2022 Preliminary Approval**

**Exhibit E**

| FY 2022    | Organization Name/Farm Name                                              | Quality Score | County 70% average quality score | Acq. Type         | County   | Municipality | Approx. Net Acres          | Estimated per Acre Value                        | Total Estimated Easement | Estimated Ancillary Costs | Total Estimated Cost | Requested SADC Grant 50% | Cost share partner(s)          |
|------------|--------------------------------------------------------------------------|---------------|----------------------------------|-------------------|----------|--------------|----------------------------|-------------------------------------------------|--------------------------|---------------------------|----------------------|--------------------------|--------------------------------|
|            | Monmouth Conservation Foundation                                         |               |                                  |                   |          |              |                            |                                                 |                          |                           |                      |                          |                                |
| 13-0019-NP | <a href="#">Stivala, Michael, Jr., &amp; Eileen Sionas (MCF - FY 21)</a> | 53.65 Pts     | 50 Pts                           | Easement Purchase | Monmouth | Colts Neck   | 14.3 w/ 12.8 payable acres | \$48,250                                        | \$617,600                | \$25,000                  | \$642,600            | * \$43,380               | Monmouth, Colts Neck Twp & MCF |
|            |                                                                          |               |                                  |                   |          |              |                            | * Grant for shortfall in FY21 grant (\$286,500) |                          |                           |                      |                          |                                |
|            | The Land Conservancy of New Jersey                                       |               |                                  |                   |          |              |                            |                                                 |                          |                           |                      |                          |                                |
| 21-0056-NP | <a href="#">Shotwell Family Partnership, LP</a>                          | 54.71 Pts     | 44 Pts                           | Easement Purchase | Warren   | Blairstown   | 150.65                     | \$4,800                                         | \$723,120                | \$26,000                  | \$749,120            | \$374,560                | Warren County                  |
|            |                                                                          |               |                                  |                   |          |              |                            |                                                 |                          |                           |                      |                          |                                |
|            | Total Applications =                                                     | 2             |                                  |                   |          |              | 164.95                     |                                                 |                          |                           | \$1,391,720          | \$417,940                |                                |



# SUMMARY OF APPROPRIATIONS

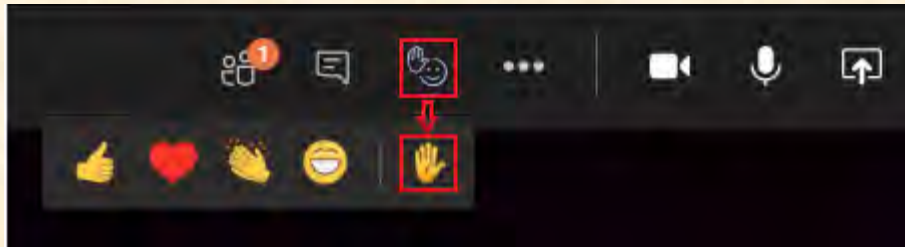
## History of Farmland Preservation Program Appropriations

| Program                                                       | Corporate<br>Business Tax<br>(FY18) | % of 2018<br>Fund<br>Approps. | Corporate<br>Business Tax<br>(FY19) | % of 2019<br>Fund<br>Approps. | Corporate<br>Business Tax<br>(FY20) | % of 2020<br>Fund<br>Approps. | Corporate<br>Business Tax<br>(FY21) | % of 2021<br>Fund<br>Approps. | Corporate<br>Business Tax<br>(FY22) | % of 2021<br>Fund<br>Approps. |
|---------------------------------------------------------------|-------------------------------------|-------------------------------|-------------------------------------|-------------------------------|-------------------------------------|-------------------------------|-------------------------------------|-------------------------------|-------------------------------------|-------------------------------|
| County Easement<br>Purchase                                   | \$0                                 | 0%                            | \$0                                 | 0%                            | \$0                                 | 0%                            | \$0                                 | 0%                            | \$0                                 | 0%                            |
| County PIG                                                    | \$7,500,000                         | 30%                           | \$0                                 | 0%                            | \$21,000,000                        | 40%                           | \$12,000,000                        | 24%                           | \$18,000,000                        | 26%                           |
| Municipal PIG                                                 | \$500,000                           | 2%                            | \$15,000,000                        | 70%                           | \$5,000,000                         | 9%                            | \$11,500,000                        | 23%                           | \$4,500,000                         | 7%                            |
| Non Profits                                                   | \$1,737,902                         | 7%                            | \$1,591,000                         | 7%                            | \$1,350,000                         | 3%                            | \$3,763,625                         | 7%                            | \$417,940                           | 1%                            |
| State Acquisition                                             | \$15,470,085                        | 61%                           | \$4,957,399                         | 23%                           | \$25,756,936                        | 49%                           | \$23,298,172                        | 46%                           | \$45,351,060                        | 66%                           |
| Highlands Fund<br>(can be used for local<br>or state program) | \$0                                 |                               | \$0                                 |                               | \$0                                 |                               | \$0                                 |                               | \$0                                 |                               |
| <b>Total Acquisition<br/>Approps.</b>                         | <b>\$25,207,987</b>                 | <b>100%</b>                   | <b>\$21,548,399</b>                 | <b>100%</b>                   | <b>\$53,106,936</b>                 | <b>100%</b>                   | <b>\$50,561,797</b>                 | <b>100%</b>                   | <b>\$68,269,000</b>                 | <b>100%</b>                   |
| <b>Total admin/misc.</b>                                      | <b>\$3,100,000</b>                  | <b>11%</b>                    | <b>\$3,229,000</b>                  | <b>13%</b>                    | <b>\$4,250,000</b>                  | <b>7%</b>                     | <b>\$4,335,000</b>                  | <b>8%</b>                     | <b>\$12,100,000</b>                 | <b>14%</b>                    |
| <b>Stewardship</b>                                            | <b>\$696,060</b>                    | <b>2%</b>                     | <b>\$709,830</b>                    | <b>3%</b>                     | <b>\$2,147,000</b>                  | <b>4%</b>                     | <b>\$2,253,000</b>                  | <b>4%</b>                     | <b>\$3,325,000</b>                  | <b>4%</b>                     |
| <b>TOTAL ALL APPROPS</b>                                      | <b>\$29,004,047</b>                 |                               | <b>\$25,487,229</b>                 |                               | <b>\$59,503,936</b>                 |                               | <b>\$57,149,797</b>                 |                               | <b>\$83,694,000</b>                 |                               |



THE SADC HAS CHANGED HOW THE PUBLIC PARTICIPATES IN OUR MONTHLY MEETING

IF A MEMBER OF THE PUBLIC, WHO ATTENDS THE MEETING BY USING TEAMS OR THE URL LINK, WOULD LIKE TO ADDRESS THE COMMITTEE DURING THE PUBLIC PORTION OF THE MEETING, THEY CAN DO SO BY “RAISING YOUR HAND”



SIMPLY CLICK ON THE HAND AND FACE ICON AT THE TOP OF YOUR SCREEN WHILE IN THE MEETING AND THEN CLICK THE RAISE HAND. <https://youtu.be/xRi0hxL4yHo>

**PLEASE WAIT FOR YOUR NAME TO BE CALLED BEFORE YOU BEGIN SPEAKING.**

IF A MEMBER OF THE PUBLIC, WHO ATTENDS THE MEETING BY USING THE CALL-IN FEATURE, WOULD LIKE TO ADDRESS THE COMMITTEE DURING THE PUBLIC PORTION OF THE MEETING, THEY WILL BE GIVEN AN OPPORTUNITY AFTER ALL THE “RAISED HANDS” HAVE SPOKEN.



Please email Jessica Uttal, [Jessica.uttal@ag.nj.gov](mailto:Jessica.uttal@ag.nj.gov), if you need further instructions.