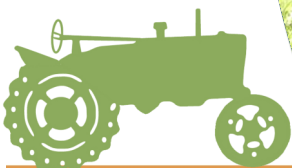


# NEW JERSEY STATE AGRICULTURE DEVELOPMENT COMMITTEE



ANNUAL REPORT  
FOR FY2018



*Cover photo- Crimi Farm, Hunterdon County—photo by Stefanie Miller*

*Graphic Design—Lynn Lemyre*

NEW JERSEY  
STATE AGRICULTURE  
DEVELOPMENT  
COMMITTEE  
(SADC)

**ANNUAL REPORT  
FOR FY2018**







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Lieutenant Governor

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# INTRODUCTION

New Jersey's Farmland Preservation and Right to Farm Programs marked their 35th anniversary in 2018. The Agriculture Retention and Development Act, which established the Farmland Preservation Program and the Right to Farm Act was signed into law on January 26, 1983. Together they were intended to permanently preserve a stable land base for agriculture and to ensure that farmers could be economically successful on their land free of undue constraints on their operations. Thirty-five years later, both programs are nationally recognized – the Farmland Preservation Program for unparalleled public funding commitment leading to the preservation of more than 232,500 acres of farmland and Right-to-Farm protection that is among the strongest in the nation.

There have been many notable achievements and developments in Farmland Preservation and Right to Farm over the past 35 years, and some of these are spotlighted throughout this report. The State Agriculture Development Committee (SADC) continues to strive to improve its programs, increase efficiency and maximize public benefits. Most recently, SADC staff were realigned to foster improved outreach, training and assistance for preservation partners and landowners. Through workshops, presentations, written publications, webinars and videos, this increased effort is intended to provide a better understanding of the resources and information available through the SADC and the opportunities they can afford. These include a better understanding of New Jersey's Right to Farm Act and how it can be effectively implemented locally and the availability of SADC grant funding for both soil & water conservation projects and deer fencing.

As New Jersey's list of preserved farms exceeds 2,591 farms and continues to grow, the SADC continues to focus not only on preserving much of the state's remaining farmland, but also on the tools needed to promote the long term agricultural viability of New Jersey's preserved farmland owners.

# AGRICULTURAL RETENTION

The SADC promotes planning for farmland preservation and agriculture across the state, including by coordinating with counties and municipalities on comprehensive farmland preservation planning, reviewing the impacts of nonagricultural projects on preserved farms and other land in Agricultural Development Areas, and providing staff to the Transfer of Development Rights (TDR) Bank Board.

## Farmland Preservation Planning

The SADC coordinates with counties and municipalities in developing and updating comprehensive farmland preservation plans. Eighteen counties and 45 municipalities have developed comprehensive farmland preservation plans that seek to protect more than 204,000 additional acres over 10 years. Once plans are approved, efforts are made to continually update and refine mapping of targeted farms, project areas and agricultural development areas (ADAs). In May 2018, Hunterdon County completed a comprehensive reexamination of its ADA, the county's first since 1998. Comprehensive map amendments have also been made recently in both Warren and Gloucester counties.




Cumberland County Direct Easement Outreach Meeting—photo by Matt Pisarski



The SADC works in cooperation with its farmland partners to permanently protect a stable and adequate land base for agriculture, the foundation for a strong farming industry in New Jersey.

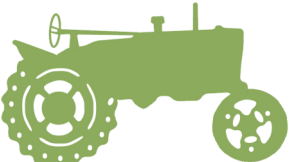
# Farmland Preservation Totals

FY2018



92  
FARMS  
5,631  
ACRES

Preserved in  
FY18 under  
New Jersey's  
Farmland  
Preservation  
Program



**At Fiscal Year's End:**

**2,591  
FARMS**

**232,500 ACRES**

Permanently  
preserved since the  
inception of the  
program



Lee Farm, Camden County - photo by Kelly Doyle

# Summary of Farmland Preserved in FY2018 (through 6/30/2018)

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Atlantic	48	8	5,105	106	17,577,982	3,443	13,423,506	76.37%	4,154,476
Bergen	8	5	335	42	19,752,944	58,927	10,866,840	55.01%	8,886,103
Burlington	239	21	29,521	124	163,931,837	5,553	95,711,734	58.39%	68,220,103
Camden	14	3	1,011	72	13,732,709	13,579	6,149,953	44.78%	7,582,756
Cape May	48	6	2,713	57	17,761,368	6,546	10,701,626	60.25%	7,059,742
Cumberland	205	11	20,400	100	57,532,781	2,820	41,784,127	72.63%	15,748,654
Gloucester	209	14	15,208	73	118,415,045	7,786	75,072,094	63.40%	43,342,951
Hunterdon	417	17	32,694	78	277,481,027	8,487	191,734,895	69.10%	85,746,132
Mercer	116	8	8,381	72	103,256,746	12,320	61,033,798	59.11%	42,222,948
Middlesex	55	8	4,945	90	63,713,330	12,885	43,348,210	68.04%	20,365,121
Monmouth	204	11	15,279	75	234,249,226	15,331	145,761,554	62.22%	88,487,672
Morris	127	13	7,696	61	152,027,006	19,754	82,314,639	54.14%	69,712,367
Ocean	48	6	3,248	68	26,635,229	8,202	18,018,684	67.65%	8,616,545
Passaic	2	2	56	28	3,553,345	63,399	1,539,426	43.32%	2,013,919
Salem	326	11	37,369	115	158,939,549	4,253	122,544,144	77.10%	36,395,406
Somerset	106	7	7,922	75	135,300,750	17,080	78,010,987	57.66%	57,289,763
Sussex	147	14	15,811	108	53,227,628	3,366	35,930,082	67.50%	17,297,546
Warren	272	19	24,805	91	128,236,649	5,170	82,226,749	64.12%	46,009,900
<b>All Counties</b>	<b>2,591</b>	<b>184</b>	<b>232,500</b>	<b>90</b>	<b>1,745,325,151</b>	<b>7,507</b>	<b>1,116,173,046</b>	<b>63.95%</b>	<b>629,152,105</b>



“Pepper Baskets, Fichera Farm, Salem County” - photo by Kelly Doyle



# Farmland Preservation Funding

**Appropriation bills authorizing **\$29 million** in **FY18** funding for the Farmland Preservation Program were signed into law in January 2018.**

**State  
Direct Easement  
Program**

**\$15.4 million**

**County  
Planning  
Incentive Grant  
(PIG)**

**\$7.5 million**

**Nonprofit  
Program**

**\$1.7 million**

FY17 Program

**Municipal  
Planning  
Incentive Grant  
(PIG)**

**\$500,000**

Mannington Township,  
a newly approved  
municipality

**Cost Sharing  
Grants**

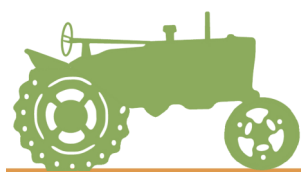
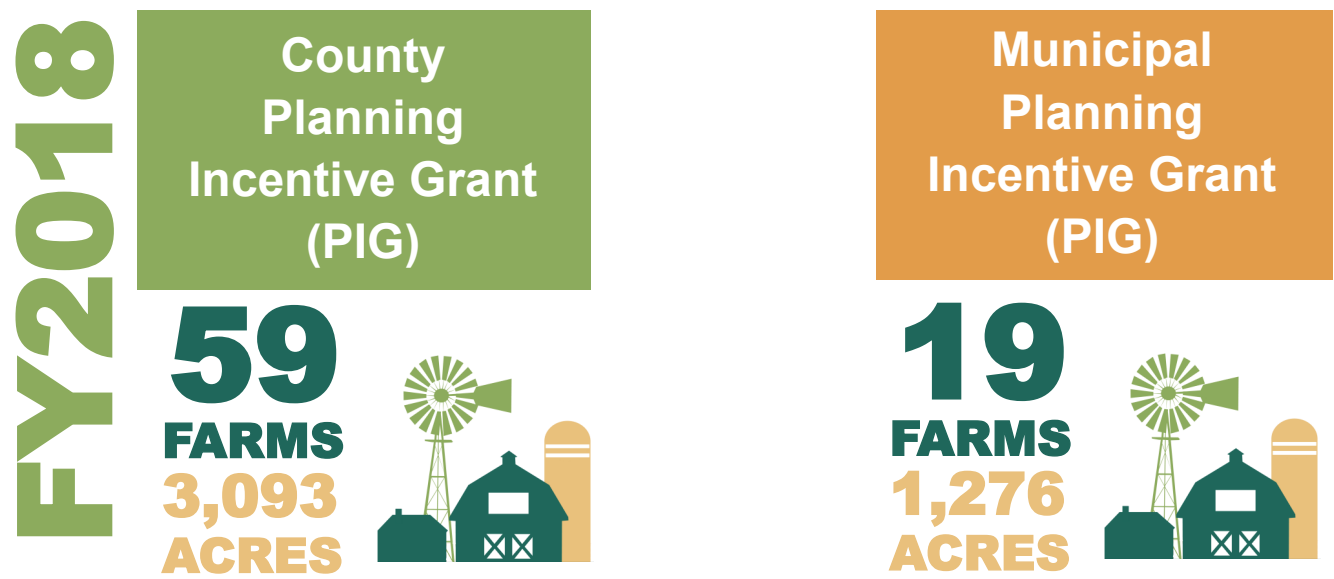
**\$696,000**

Cost-sharing grants for soil  
and water conservation  
projects and deer-fencing on  
preserved farms



# County & Municipal Planning Incentive Grant Programs

The SADC’s Planning Incentive Grant (PIG) programs require counties and municipalities to develop comprehensive farmland preservation plans as a condition of receiving grant funding for farmland preservation. These plans detail farmland preservation goals and other key strategies to help retain agriculture, including those related to land use planning, economic development, natural resource conservation and overall local support for agriculture. Fifty-nine farms were preserved through the County PIG Program and nineteen through the Municipal PIG Program in FY18.





# County Planning Incentive Grant Program

## Farms Preserved in FY2018 (7/1/17-6/30/18)

County	Municipality	Original Landowner	Easement Acres
Burlington	Chesterfield Twp.	Lanwin Development Corp.	135.0140
Burlington	Chesterfield Twp.	M & N Farms Land Holdings, LLC	35.5730
Burlington	Chesterfield Twp.	Thompson South, LLC	133.4950
Burlington	Pemberton Twp.	Fenimore, Michael	74.8420
Burlington	Pemberton Twp.	Giberson Grain Farm, LLC	175.7450
Burlington	Pemberton Twp.	Giberson, Patrick & Johanna (Home)	236.8450
Burlington	Pemberton Twp.	Kirby, Harold & Gail	54.9550
Burlington	Shamong Twp.	Abrams, Pearl	102.3260
Burlington	Shamong Twp.	Chung, Peter & Monica	116.7950
Burlington	Shamong Twp.	Rowe, Stanley & Roseanne	34.7580
Burlington	Southampton Twp.	Alloway Family LP (North)	119.5000
Burlington	Southampton Twp.	Alloway Family, LP (South)	44.2390
Burlington	Springfield Twp.	Caul, Adam & Lisa	39.6170
Burlington	Springfield Twp.	Patel, Ishvar P., Chetan, Neeta D., Manjula N. & Dalpat C.	33.9500
Burlington	Springfield Twp.	To Better Days Boarding, LLC	54.8830
Burlington	Tabernacle Twp.	McNaughton, Noble & Dorothy	18.2240
Cape May	Woodbine Boro	Tomlin, Carol A. (Shenandoah)	14.5060
Cumberland	Deerfield Twp. Upper Deerfield Twp.	Coleman, Raymond A. (I)	12.3390
Cumberland	Hopewell Twp.	Ale, Kenneth & Carol (Lot 2)	12.8330
Cumberland	Hopewell Twp.	Bonnie L. App	36.9010
Cumberland	Hopewell Twp.	Joseph, Jr. & Betty Shoemaker #2	57.2610
Cumberland	Stow Creek Twp.	JoAnn Charlton & Linda Coleman	36.8220
Cumberland	Upper Deerfield Twp.	Casper, Todd & Margret (Lot 9.05)	32.3370
Cumberland	Upper Deerfield Twp.	Eachus, T. Glenn, Ella M., Travis & Rebekah	51.7310
Cumberland	Upper Deerfield Twp.	Ray, William Henry	8.9000
Gloucester	Clayton Boro	Doyle, Timothy & Michelle	43.4300
Gloucester	East Greenwich Twp.	Bezr Home, LLC c/o Ron Zeck	32.0400
Gloucester	East Greenwich Twp.	Cohawkin Road LLC	32.3610
Gloucester	Franklin Twp.	DiSario, Marco	16.6410
Gloucester	Harrison Twp.	Bartholomew, Claire	22.0800
Gloucester	Harrison Twp.	Hazeltan, Shirley - Estate of	41.0260
Gloucester	Logan Twp.	Austin, Jeanette	46.0000
Gloucester	Logan Twp.	Leone, Russell & April	43.3000
Gloucester	Logan Twp.	Musumeci, Joseph, Victoria & Anna	29.4760
Gloucester	Logan Twp.	Previtera, et als	95.8000
Gloucester	Logan Twp.	Ragusa, Mollie	46.4310
Gloucester	Logan Twp.	Shute, Mark et als	42.6180
Gloucester	Logan Twp.	Stayton & Styliades	56.3900
Gloucester	Logan Twp.	Testerman, Diane E. Trust	43.4700
Gloucester	Mantua Twp.	Snyder, Linda	22.7700
Gloucester	Mantua Twp.	Still Run Properties, LLC #3 (block 4)	49.5850
Gloucester	Mantua Twp.	Still Run Properties, LLC #4 (block 1)	42.8900
Gloucester	South Harrison Twp.	Piersol Homes @t Country Bridge Estates, LLC	49.8200
Gloucester	South Harrison Twp.	The Harlan Corporation	64.3470

# County Planning Incentive Grant Program

## Farms Preserved in FY2018 (7/1/17-6/30/18)

County	Municipality	Original Landowner	Easement Acres
Hunterdon	Delaware Twp.	Roving Wheel, LLC	45.0640
Hunterdon	Readington Twp.	Schley, John	19.4160
Hunterdon	Tewksbury Twp.	Livingston, Marsha & Marbern, Berry	44.8150
Mercer	Hamilton Twp.	Gaskill, Rockhold, Laughlin, and Smith	15.3280
Mercer	Hamilton Twp.	Mercer County (Chowdhury)	31.5470
Middlesex	Monroe Twp.	Melissa Beck-Callahan/Heatherwood Farms	16.8818
Morris	Chester Twp.	Cogger, Marie	13.7010
Morris	Chester Twp.	Olsen, Kenneth A. & Ludwig, Dorothy O.	32.2230
Morris	Chester Twp.	Verbeke, Simonne M.	19.5350
Salem	Quinton Twp.	E & A Farms	92.9240
Salem	Upper Pittsgrove Twp.	Davis, Betty Ann	42.0030
Sussex	Frankford Twp.	Goldman Frankford Farm Partners	81.4390
Sussex	Wantage Twp.	Paladino, Scott	46.6180
Warren	Harmony Twp.	Burke & Dinsmore (51.01)	78.7350
Warren	Harmony Twp.	Burke & Dinsmore (51.02)	18.1060

# Municipal Planning Incentive Grant Program

## Farms Preserved in FY2018 (7/1/17-6/30/18)

County	Municipality	Original Landowner	Easement Acres
Gloucester	Woolwich Twp.	Woolwich Investors, LLC (Jeffrey Fernbach, Manager)	36.4670
Hunterdon	Alexandria Twp.	Grefe, Paul W. & Linda E. (Lot 14)	18.2320
Hunterdon	Alexandria Twp.	Grefe, Paul W. & Linda E. (Lot 14.01)	25.0510
Hunterdon	Franklin Twp.	Foster, Maria	48.5080
Hunterdon	Holland Twp.	Brown, Charles	123.3790
Salem	Alloway Twp.	McAlonan, Raymond A. & Regina M. (Lot 10.01))	28.5460
Salem	Alloway Twp.	McAlonan, Raymond A. & Regina M. (Lot 3.01)	13.2410
Salem	Alloway Twp.	Robbins, Joseph H. & Williams, Chloe L.	48.9550
Salem	Pilesgrove Twp.	Byrnes, Edward & Barbara (Lot 2)	46.8320
Salem	Pilesgrove Twp.	Ostrum, Gordon J., Jr.	31.6340
Salem	Pittsgrove Twp.	CTI Solutions	86.0620
Salem	Upper Pittsgrove Twp.	Hackett, James & Pauline	22.4240
Salem	Upper Pittsgrove Twp.	Monroeville Farm LLC (Ambruster, Larry C.)	25.1050
Salem	Upper Pittsgrove Twp.	Seery, David	54.6840
Sussex	Frankford Twp.	The Sussex Co. Farm & Horse Show Assc., Inc.	45.9120
Warren	Blairstown Twp.	Ardia, Anita (High Acres Farm)	120.5040
Warren	Frelinghuysen Twp.	Murphy, Richard & Gloria	203.7760
Warren	Hope Twp.	Maertens, Patricia	22.3510
Warren	Knowlton Twp.	Conti, Natale	274.1400

# State Acquisition Program

**FY2018**

## State Direct Easement Program

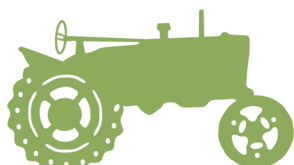
**10**  
**FARMS**  
**1,065**  
**ACRES**



The SADC purchases development easements directly from landowners to preserve farmland through its State Acquisition/Direct Easement Purchase Program. Ten farms were preserved through this program in FY18.

## State Direct Easement Program Farms Preserved in FY2018 (7/1/17-6/30/18)

County	Municipality	Original Landowner	Easement Acres
Hunterdon	Alexandria Twp.	Case, Joseph (c/o John) #1 West Farm	73.8690
Hunterdon	Alexandria Twp.	Case, Joseph (c/o John) #2 East Farm	71.9860
Hunterdon	Alexandria Twp. Kingwood Twp.	Tranquility Farms LP/Mase LP	138.9360
Hunterdon	Clinton Twp.	Clinton Twp./Herr, C.Ryman Jr. & Cowles W. & Janet C.	159.0240
Hunterdon	East Amwell Twp.	Van Doren, Fred, Jo-An' & Lawrence Stratton	140.7880
Mercer	East Windsor Twp. Millstone Twp., Monmouth Co.	Hom, Wickie et al (Hom Family)	95.5040
Salem	Elsinboro Twp. Lower Alloways Creek Twp. Quinton Twp.	Visvardis, Socrates & Ruth	89.7860
Salem	Upper Pittsgrove Twp.	Still Run Properties, LLC	128.1810
Warren	Pohatcong Twp.	Santini, Robert & Sharon \Chambers Farm	90.1680
Warren	Pohatcong Twp.	Santini, Robert, Sharon, Matthew	76.4160



# Nonprofit Program

The SADC provides cost-sharing grants to nonprofits to assist them in purchasing development easements to preserve farmland. Four farms were preserved through the Nonprofit program in FY18.

**FY2018**

**Nonprofit  
Program**

**4  
FARMS  
185  
ACRES**



The SADC granted preliminary approval in May 2018 to six applications submitted by four nonprofits under the **FY19 Nonprofit Grant Round**.

These applications would result in the preservation of approximately **185 acres** in five counties – Salem, Mercer, Monmouth, Somerset and Warren – at a total estimated SADC grant cost of **\$1.59 million**.

## Nonprofit Grant Program

Farms Preserved in FY2018 (7/1/17-6/30/18)

County	Municipality	Original Landowner	Easement Acres
Hunterdon	Tewksbury Twp.	Skalski, Philip & Andris, Stacy (NJCF)	48.0000
Monmouth	Howell Twp.	Feigus, Brad & Barbara	20.6200
Somerset	Bedminster Twp.	Lorillard, Alice - Estate of (TLCNJ)	67.7260
Warren	Harmony Twp.	K-J (TLCNJ)	60.5220

# Term Farmland Preservation Program

**FY2018**

**Term Program  
Farms  
Enrolled**

**66  
FARMS  
3,785  
ACRES**



Landowners may choose to preserve their land for agricultural purposes for an eight-year or sixteen-year term, rather than permanently. Enrolling their land in the term preservation program entitles landowners to certain benefits, including the opportunity to apply for soil and water conservation grants. At the end of FY2018, 66 farms totaling approximately 3,785 acres were enrolled in the Term Farmland Preservation Program.



*Tomlin Farm (Shenandoah) Cape May—photo by Cindy Roberts*



# New Jersey Pinelands

10 farms in the Pinelands region of Burlington County and 1 in Cape May County were preserved in FY18 for an additional 993 acres. Farm owners in the agricultural production, special agricultural production and preservation areas continue to benefit from the “Pinelands Formula” as an alternative to traditional appraisal. The formula takes into account not only Pinelands Development Credit (PDC) values and current development potential, but also the presence of important agricultural and environmental features.



## Pinelands Region

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Atlantic	45	7	4,995	111	16,916,125	3,387	12,761,649	75.44%	4,154,476
Burlington	53	8	8,034	152	28,961,108	3,605	19,488,419	67.29%	9,472,689
Camden	12	2	910	76	3,628,094	3,987	2,633,714	72.59%	994,380
Cape May	25	4	1,899	76	7,258,301	3,822	4,635,767	63.87%	2,622,534
Cumberland	1	1	1,083	1,083	0	0	0		0
Gloucester	12	2	1,158	97	2,229,464	1,925	1,689,781	75.79%	539,683
Ocean	8	4	232	29	4,299,352	18,496	2,653,147	61.71%	1,646,206
<b>All Counties</b>	<b>156</b>	<b>28</b>	<b>18,311</b>	<b>117</b>	<b>63,292,444</b>	<b>3,457</b>	<b>43,862,476</b>	<b>69.30%</b>	<b>19,429,969</b>

# New Jersey Highlands

21 farms received SADC cost share grants in the Highlands region in FY18 adding 10 farms and 970 acres in the Highlands Planning area and 11 farms in the Highlands Preservation area for an additional 479 acres. Qualified farm owners in the Highlands continued to benefit from the “Dual-Appraisal Valuation Provision” allowing appraisal valuation as though “pre-highlands” zoning and environmental regulations that were in place on January 1, 2004, were still in effect when appraising the farm.



Photo by Morris County Preservation Trust

## Highlands Preservation Area Summary of Preserved Farmland (through 6/30/2018)

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Bergen	3	1	244	81	5,263,844	21,609	3,568,386	67.79%	1,695,458
Hunterdon	48	7	3,954	82	47,922,340	12,118	38,479,219	80.29%	9,443,121
Morris	93	5	6,087	65	96,679,599	15,884	53,716,628	55.56%	42,962,971
Passaic	1	1	41	41	986,695	24,000	592,017	60.00%	394,678
Somerset	1	1	78	78	1,422,545	18,300	699,940	49.20%	722,605
Sussex	7	2	1,028	147	3,544,144	3,446	2,673,026	75.42%	871,119
Warren	83	13	6,993	84	37,510,490	5,364	25,360,428	67.61%	12,150,062
<b>All Counties</b>	<b>236</b>	<b>30</b>	<b>18,425</b>	<b>78</b>	<b>193,329,658</b>	<b>10,493</b>	<b>125,089,644</b>	<b>64.70%</b>	<b>68,240,014</b>

## Highlands Planning Area

### Summary of Preserved Farmland (through 6/30/2018)

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Bergen	1	1	47	47	3,864,906	82,000	2,227,034	57.62%	1,637,872
Hunterdon	98	8	7,337	75	52,543,153	7,161	35,971,358	68.46%	16,571,794
Morris	32	11	1,797	56	54,495,101	30,321	27,861,715	51.13%	26,633,387
Somerset	28	2	1,956	70	45,934,476	23,490	27,119,818	59.04%	18,814,658
Sussex	14	5	1,244	89	6,318,391	5,081	4,053,630	64.16%	2,264,761
Warren	143	15	14,241	100	74,753,687	5,249	47,299,361	63.27%	27,454,326
<b>All Counties</b>	<b>316</b>	<b>42</b>	<b>26,622</b>	<b>84</b>	<b>237,909,715</b>	<b>8,937</b>	<b>144,532,916</b>	<b>60.75%</b>	<b>93,376,799</b>

## Highlands Preservation & Planning Areas

### Summary of Preserved Farmland (through 6/30/2018)

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Bergen	4	1	291	73	9,128,750	31,400	5,795,420	63.49%	3,333,330
Hunterdon	145	10	11,217	77	99,567,437	8,877	73,552,522	73.87%	26,014,915
Morris	123	12	7,439	60	144,974,215	19,489	78,009,029	53.81%	66,965,186
Passaic	1	1	41	41	986,695	24,000	592,017	60.00%	394,678
Somerset	29	2	2,033	70	47,357,021	23,291	27,819,758	58.74%	19,537,263
Sussex	20	6	2,200	110	9,146,201	4,158	6,296,855	68.85%	2,849,346
Warren	221	16	20,449	93	109,053,890	5,333	70,171,784	64.35%	38,882,106
<b>All Counties</b>	<b>543</b>	<b>48</b>	<b>43,670</b>	<b>80</b>	<b>420,214,209</b>	<b>9,623</b>	<b>262,237,384</b>	<b>62.41%</b>	<b>157,976,825</b>



*Burke Dinsmore Farm Warren County, Highland Preservation Areas—photo by Stefanie Miller*



# Special Highlands Preservation Funds

## Farms Preserved to Date (through 6/30/2018)

County	Municipality	Farm	Acres	Type of Acquisition
<b>Fiscal Year 2006</b>				
Bergen	Mahwah	Mahrapo Farms (Dator)	16.4950	County Easement Purchase
<b>Fiscal Year 2007</b>				
Hunterdon	Tewksbury	Schenker, A.	74.4360	SADC Easement Purchase
<b>Fiscal Year 2008</b>				
Hunterdon	Bethlehem	Modica, J. & Y. & C.	74.8380	SADC Easement Purchase
Hunterdon	Tewksbury	Tauber, G. & C.	10.5480	Municipal Planning Incentive Grant
Morris	Washington	Tauber, G. & C.	3.9720	Municipal Planning Incentive Grant
Hunterdon	Holland	Balogh, K.	98.9620	SADC Easement Purchase
Hunterdon	Tewksbury	Storms, D. & M.	148.9700	Municipal Planning Incentive Grant
Warren	Harmony	Duckworth, D. & E.	130.2000	SADC Easement Purchase
Warren	Liberty	Topoleski, R. & M.	11.1420	County Easement Purchase
Hunterdon	Lebanon/Califon	Diana Estates, Inc.	122.4960	SADC Easement Purchase
Warren	Liberty	Quick, A. & G.	49.8880	County Easement Purchase
Hunterdon	Lebanon	Tucker, R. & L.	110.2610	SADC Easement Purchase
Hunterdon	Union	Gyuro-Sultzer, N.	82.8590	SADC Easement Purchase
<b>Fiscal Year 2009</b>				
Hunterdon	Tewksbury	Moros, P. & D.	65.3850	SADC Easement Purchase
Hunterdon	Tewksbury	Simpson, R., Jr. & A.	72.5300	SADC Easement Purchase
Warren	Harmony	Duckworth, R. #1	69.5690	County Easement Purchase
Warren	Harmony/White	Duckworth, R. #2	78.2090	County Easement Purchase
Warren	Harmony	Duckworth, R. #3	24.5010	County Easement Purchase
Warren	Liberty	Kurnath, A. & J.	75.0350	County Easement Purchase
Hunterdon	Tewksbury	Callahan, D.	59.1120	SADC Easement Purchase
Warren	Mansfield	Terhune Farm Prtnrshp #1	77.4560	County Easement Purchase
Warren	Mansfield	Terhune Farm Prtnrshp #2	66.2199	County Easement Purchase
Sussex	Vernon	Weiss, D. & L.	69.5260	County Easement Purchase
<b>Fiscal Year 2010</b>				
Hunterdon	Tewksbury	Langone, V. & T.	44.8120	SADC Easement Purchase
Hunterdon	Tewksbury	Gimbel, I.	75.6140	SADC Easement Purchase
Warren	White	Matthews, T. & L.	84.4026	County Easement Purchase
<b>Fiscal Year 2011</b>				
Hunterdon	Tewksbury	Serenity Hills Farm LLC	300.3330	Municipal Planning Incentive Grant
Sussex	Vernon	Vance, H. & B. & R.	177.7480	SADC Easement Purchase
Warren	Harmony	War Cty/Fischer & Schanzlin	81.9700	County Easement Purchase
Hunterdon	Bethlehem	Bartnett, J., P. & R.	126.0820	SADC Easement Purchase
<b>Fiscal Year 2012</b>				
Warren	Mansfield	Getto, L.P.	42.7980	SADC Easement Purchase
Hunterdon	Tewksbury	Hill & Dale Farms, Inc.	40.5810	SADC Easement Purchase
Hunterdon	Lebanon	Tullo, D. & S.	118.6450	SADC Easement Purchase
<b>Fiscal Year 2013</b>				
Hunterdon	Holland	Karondi Farms, LLC	76.5150	SADC Easement Purchase
<b>Fiscal Year 2014</b>				
Hunterdon	Union	Linden	11.3280	SADC Easement Purchase
Hunterdon	Bethlehem	Deutschlander	37.7920	SADC Easement Purchase
<b>Fiscal Year 2015</b>				
Hunterdon	Sparta	Andersen	11.5740	SADC Easement Purchase
<b>Fiscal Year 2016</b>				
Hunterdon	Lebanon	Hamorski	64.4890	SADC Easement Purchase
<b>TOTAL</b>			<b>37</b>	<b>2,887.29</b>
<b>Funds Beginning</b>				
			<b>30,000,000.00</b>	
<b>Funds Expensed</b>				
			<b>28,379,255.89</b>	
<b>Funds Remaining</b>				
			<b>1,620,744.11</b>	

# PLANNING

## Non-agricultural Project Reviews

The SADC continued its work reviewing non-agricultural development projects involving preserved farmland and other land in Agriculture Development Areas. In FY18, these projects included two interstate natural gas pipeline projects, an electrical power line project and a municipal water supply distribution project.

In July 2017 the SADC submitted comments and recommendations to the Federal Energy Regulatory Commission (FERC) regarding the proposed PennEast pipeline, an interstate project that would cross through Hunterdon and Mercer counties. The SADC will continue to coordinate with FERC, PennEast, landowners, the New Jersey Department of Environmental Protection (NJDEP), County Agriculture Development Boards and other interested parties in the evaluation of agricultural and preserved farm impacts.

The SADC continued to coordinate with affected farmland owners and the appropriate local government agencies overseeing bridge repair projects in Bergen, Burlington and Somerset counties and in close coordination with the Department of Environmental Protection, reviewed a Sussex County proposal intended to address drinking water safety concerns through the installation of a new water transmission line that would cross State parkland and preserved farmland.

## Transfer of Development Rights

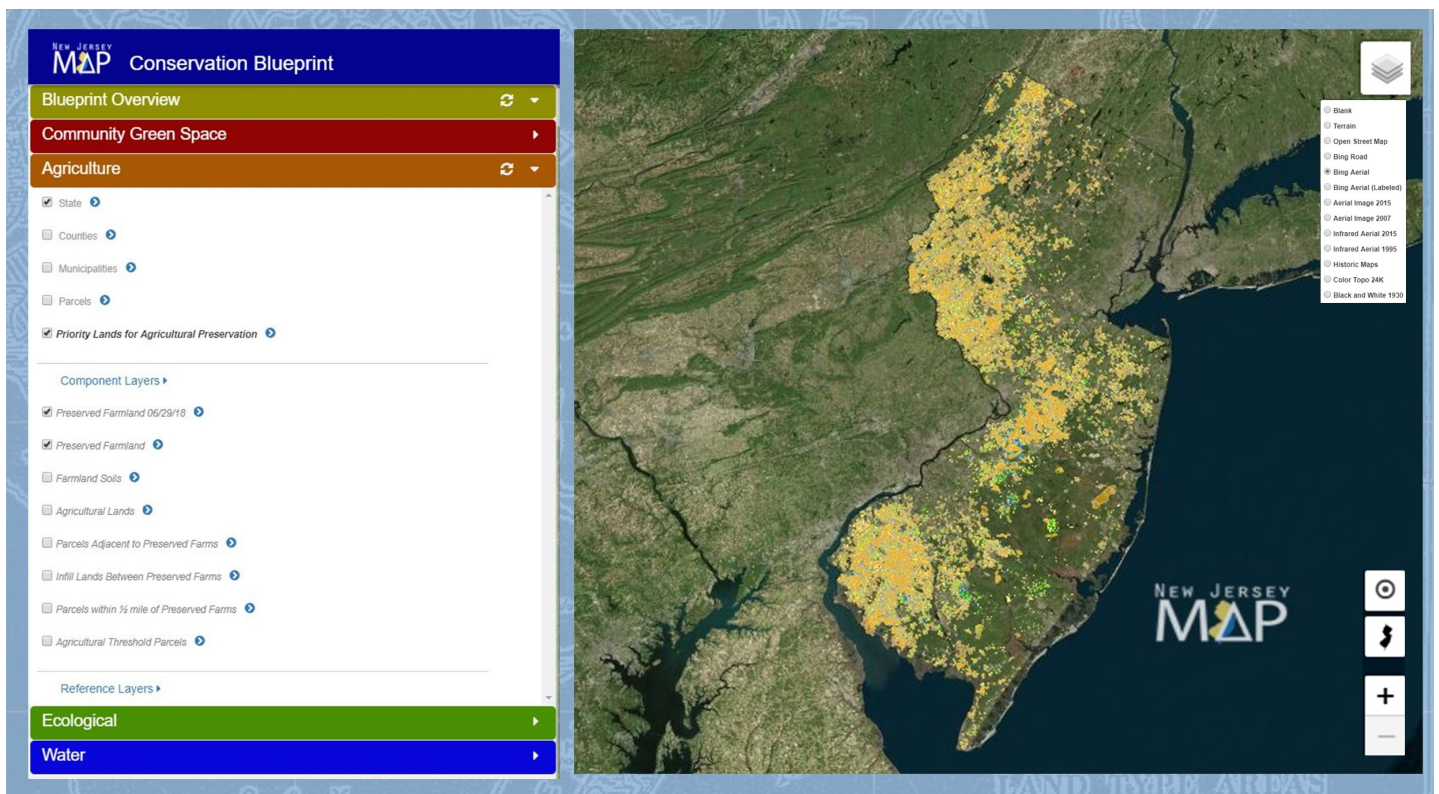
The State Transfer of Development Rights Bank Board works to promote the use of transfer of development rights (TDR) for land preservation and assists municipalities in the establishment of such programs.

Woolwich Township, Gloucester County, remains active in the pursuit of TDR, and SADC staff continues to support the municipality in its efforts to ensure the planning and infrastructure necessary to make TDR viable is made available.

The State TDR Bank also provides Planning Assistance Grants to aid municipalities in conducting the extensive research and proactive planning work required under the TDR enabling statute. Thirteen municipalities have received Planning Assistance Grants, for up to \$40,000 each, from the State TDR Bank. A total of \$240,000 has been distributed to date.

# New Jersey Blueprint Project

The SADC continues to support the development of the New Jersey Conservation Blueprint project, a powerful and easy to use computer mapping site created by Rowan University's Geospatial Lab that allows users to access high-resolution, site-specific information about land in New Jersey, including various agricultural and environmental characteristics. It has the potential to become an important tool for land planners, local officials and conservation organizations statewide. SADC staff use this tool extensively to easily identify a farm and it's attributes in order to have more well informed discussion with preservation partners and landowners. The project has been made possible with the support of The William Penn Foundation and The Geraldine R. Dodge Foundation. The team leaders are Rowan University, the New Jersey Conservation Foundation and The Nature Conservancy. The SADC participated in the development of the project in an advisory capacity to ensure the efficacy of the tool in agricultural land assessment. The mapping site can be accessed at [www.njmap2.com/blueprint](http://www.njmap2.com/blueprint).





# AGRICULTURE DEVELOPMENT

The SADC works to ensure proper stewardship of preserved farmland and promote efforts to keep New Jersey's farms viable. It administers the Right to Farm Program, in coordination with its County Agriculture Development Board (CADB) partners, to protect responsible commercial farmers from unreasonable local regulations and private and public nuisance actions; a Farm Link

## Deer Fencing Grants Offered

In 2017 the SADC approved \$456,000 in cost-share grants to assist 32 farmers in purchasing and installing deer fencing on permanently preserved farms to prevent crop losses. Eligible farmers received training on deer fencing installation at a day-long session held in July 2017 at the Rutgers Snyder Research and Extension Farm in Pittstown. By the close of the fiscal year, six projects had been completed.





## Winery Special Occasion Events Pilot Program

In June 2018 the SADC issued an Interim Report to the Legislature and Governor on the Pilot Program for Winery Special Occasion Events, in accordance with legislation signed in May that extended the pilot program for two years until May 30, 2020. The report summarizes the information the SADC has collected under the pilot program and the agency's observations to date. Seven wineries registered for the pilot program in 2017.

## Beginning Farmer/Agricultural Viability Initiatives

The SADC is working with American Farmland Trust (AFT) on two initiatives aimed at promoting agricultural viability and encouraging the next generation of farmers. As the result of a "Train the Trainer" program, in which AFT trained SADC staff and others across the United States on how to help facilitate successful land transfers – the SADC has planned a series of workshops to help new and aspiring farmers assess their financial readiness to access land, conduct site evaluations, lease and purchase land and other important topics.

"NJ Farmland Advisors," the second AFT-related initiative, will identify advisors and organizations with certain specialties, so that regardless of where farmers seek assistance, they can be directed to the best resources to help them.

## Soil & Water Conservation Grants Offered

The SADC, in September 2017, announced the availability of \$500,000 in cost-sharing grants for farmers and landowners to help implement soil and water conservation projects on preserved farms. The announcement was made possible by an agreement with the U.S. Department of Agriculture's Natural Resources Conservation Service to provide technical assistance to applicants and assist landowners in the planning and implementation of approved conservation practices.

# A New Tool for Agricultural Enterprise

Effective in June 2018, a farmer who owns a qualifying preserved farm can now apply for a special permit to conduct a rural microenterprise on the farm. Rural microenterprise or “RME” means a small-scale business or activity that is fully compatible with agricultural use and production on the premises, does not, at any time, detract from, diminish, or interfere with the agricultural use of the premises, and is incidental to the agricultural use of the premises . The rules were adopted pursuant to the Rural Microenterprise Law (P.L. 2015, c. 275), which also promotes and incentivizes the preservation of historic and culturally significant agricultural structures on preserved farms.

## Example:

### Repurposing an Obsolete Farm Structure for a New Business Opportunity



**Before: Dairy Facilities unused for 15+ years**



**Adaptive re-use of the dairy**



**After: Dairy facilities repurposed for new craft-based activities**

## Agricultural Leasing Pilot Project

In May 2018 the SADC entered into a long-term lease on an 87-acre preserved farm it owns in West Amwell, Hunterdon County. The SADC acquired the farm in fee simple in 2007 and offered it for lease with terms that provide for extensions – up to a total lease term of 12 years – for a tenant farmer who successfully applies for and implements needed Farm Bill conservation practices on the farm. The tenant farmer’s cost-share for the practices will be deducted from lease payments . The pilot project is in response to requests from the agricultural community for long-term leases to promote viability.



# Renewable Energy

The SADC, in FY18, approved proposed solar energy generation projects on four preserved farms pursuant to P.L. 2009, c. 213, which established certain limits and criteria for solar, wind and biomass energy generation on preserved farms. Since the inception of the law, a total of 40 solar energy projects have been approved on 36 preserved farms by the close of FY2018.

## Approvals of Renewable Energy Systems on Preserved Farms Pursuant to P.L. 2009, Ch. 213

<u>Landowner</u>	<u>County</u>	<u>Township</u>	<u>Acres</u>	<u>Ag Operation</u>	<u>Type</u>	<u>kW</u>	<u>% of Prior Year's Demand</u>	<u>Mount Type</u>	<u>Structure</u>	<u>Occupied Area (acres)</u>	<u>Demand Use</u>
<b>FY2011</b>											
Garrison	Salem	Pittsgrove	144	Vegetable/Grain	Solar	16.9	81.2	Rooftop	Existing barn	0.04	Barn/House/Irrigation
Kessel	Burlington	Chesterfield	118	Vegetable/Grain	Solar	17.3	77.5	Rooftop	Existing garages	0.04	House
McLaren	Burlington	Springfield	91	Equine	Solar	40.2	89.3	Rooftop	Existing stable	0.06	Barns/House
<b>FY2012</b>											
Clark	Salem	Piles Grove	41	Orchard	Solar	8.2	88.1	Rooftop	Existing garage	0.01	House
Gade	Monmouth	Roosevelt	149	Grain	Solar	35	91.8	Rooftop	Barn under constr.	0.06	House
Bonham	Cumberland	Hopewell	110	Grain/Vegetable	Solar	34.4	96.9	Rooftop	Existing barn	0.08	Farm/House
Daum	Monmouth	Manalapan	66	Nursery	Solar	52	89.6	Rooftop	Existing barn	0.09	Farm/Office
Staats	Somerset	Bridgewater	57	Livestock	Solar	17.7	80.6	Rooftop	Existing barn	0.03	Farm/House
Walnridge	Monmouth	Upper Freehold	196	Equine	Solar	42.5	80	Rooftop	Existing barn	0.08	Barns
Walnridge Inc.	Monmouth	Upper Freehold	18.4	Equine	Solar	8.28	85.7	Rooftop	Existing barn	0.01	Barn
<b>FY2013</b>											
Schultz	Monmouth	Manalapan	31.3	Vegetable	Solar	6	80.9	Rooftop	Existing house	0.01	House
Lahaway Creek	Monmouth	Upper Freehold	69.8	Equine	Solar	14.72	84.5	Rooftop	Existing garage	0.03	Farm Office
<b>FY2014</b>											
Fernbrook	Burlington	Chesterfield	108	Nursery/Vegetable	Solar	58	98.7	Rooftop	Existing barn	0.009	Barn/Refrigeration
Fernbrook	Burlington	Chesterfield	108	Nursery/Vegetable	Solar	18.1	79.9	Rooftop	Existing barn	0.03	Barn
Fernbrook	Burlington	Chesterfield	108	Nursery/Vegetable	Solar	25	97.9	Ground	N/A	0.03	B & B
Laurita	Ocean	Plumsted	177	Vineyard	Solar	290	100	Ground	N/A	0.92	Winery
Dittmar	Monmouth	Upper Freehold	128	Equine	Solar	20.68	43	Ground	N/A	0.19	House
Harmony Greenhouses	Warren	Harmony	77	Greenhouse/Grain	Solar	252	72.5	Ground	N/A	0.99	Greenhouses
Atkinson*	Burlington	Chesterfield	166	Grain	Solar	3.9	106	Rooftop	Existing garage	0.004	Garage/Apartment
Canright/Hansen*	Warren	Bethlehem	38	Vegetable	Solar	8.4	91	Rooftop	Existing barn	0.004	House/Farm
<b>FY2015</b>											
Nawn	Somerset	Montgomery	112	Vegetable/Equine	Solar	77	97	Ground	N/A	0.08	House
Nawn	Somerset	Montgomery	112	Vegetable/Equine	Solar	16	109	Rooftop	Existing barn	0.05	Processing Barn
Catalfamo	Burlington	Chesterfield	105	Vegetable/Grain	Solar	26.52	98.9	Ground	N/A	0.18	House/Farm
Medina*	Somerset	Montgomery	128	Equine/Cattle/Hay	Solar	9.03	76	Rooftop	Existing barn	0.03	Barn and Residence
<b>FY2016</b>											
Melchert	Salem	U. Pittsgrove	81.9	Grain	Solar	60	59	Rooftop	Existing barn	0.002	Grain Dryers/Barn
Hancock, Tice & Crane	Salem	L. Alloways Ck.	338	Veg/Grain	Solar	18.7	71.5	Rooftop	Existing barn	0.03	Barn/Coolers
Hancock, Tice & Crane	Salem	L. Alloways Ck.	338	Veg/Grain	Solar	17.6	106.3	Ground	N/A	0.08	House
Blue Moon Acres	Mercer	Hopewell	63	Vegetables	Solar	125	99.7	Ground	N/A	0.59	Barn/Mkt/Various
Hlubik	Burlington	Chesterfield	61	Vegetables	Solar	11.6	34.3	Ground	N/A	0.15	Mkt/Cooler/GH
Weinstein	Morris	Mendham	33	Hay/Poultry	Solar	25.2	97	Ground	N/A	0.2	Houses/Barn/Cooler
<b>FY2017</b>											
Gibbs	Warren	Allamuchy	289	Dairy/Grain	Solar	50.9	98	Ground	N/A	0.001	House and Barns
Dunraven (Fedor)	Mercer	Hopewell	59	Equine	Solar	49.9	97	Rooftop	N/A	0.08	Equine Barns
Dressler	Somerset	Montgomery	28	Equine	Solar	24.9	99	Rooftop	N/A	0.04	Equine Barns
Mount*	Mercer	Lawrence	52	Veg/Fruit/Winery	Solar	28	150	Rooftop	Existing Barn	0.001	Winery & Shop
Double Brook*	Mercer	Hopewell	163	Livestock	Solar	105.3	99.9	Rooftop	Existing Barn	0.001	Livestock Barn
Nichols*	Gloucester	Franklin	24	Orchard	Solar	19.95	99	Rooftop	Existing Barn	0.03	Cold Storage
<b>FY2018</b>											
Willis	Cumberland	Hopewell	84	Orchard	Solar	8.8	99	Ground	N/A	0.05	House and Barn
Kowal	Hunterdon	Readington	108	Livestock	Solar	28.4	92	Rooftop	N/A	0.04	Equipment Barn
Betts & Betts*	Atlantic	Hammonton	95	Sod	Solar	9	95	Rooftop	N/A	0.0007	Maintenance Shop
Hancock*	Burlington	Springfield	97	Grain	Solar	12.4	97	Rooftop	N/A	0.0001	Barn/Shop/Woodshop

\* indicates administrative approval

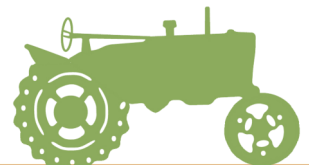
# Other SADC Approvals

## Special Permits for Commercial Nonagricultural Uses on Preserved Farms Issued pursuant to P.L. 2005, Ch. 314

<u>Landowner</u>	<u>County</u>	<u>Township</u>	<u>Acres</u>	<u>Ag Operation</u>	<u>Use/Modification of Existing Structure</u>	<u>Occupied Area (acres)</u>
FY2016						
Coombs	Cumberland	Upper Deerfield	89	Vegetable & Sod	Conversion of existing former milkhouse into craft studio/event space	0.05

## Special Permits for Personal Wireless Facilities on Preserved Farms Issued pursuant to P.L. 2005, Ch. 314

<u>Landowner</u>	<u>County</u>	<u>Township</u>	<u>Acres</u>	<u>Ag Operation</u>	<u>Mounting Type</u>	<u>Use/Modification of Existing Structure</u>	<u>Area (acres)</u>	<u>Located Within Exception</u>
FY2012								
Wagner	Hunterdon	Alexandria	43	Nursery/Greenhouse	Existing Structure	High tension utility tower	0.01	No
FY2013								
Leone	Gloucester	East Greenwich	253	Vegetable	Existing Structure	Addition to existing cellular monopole	0.03	No
FY2015								
Niederer	Mercer	Hopewell	113	Forestry	Existing Structure	High tension utility tower	0.01	No

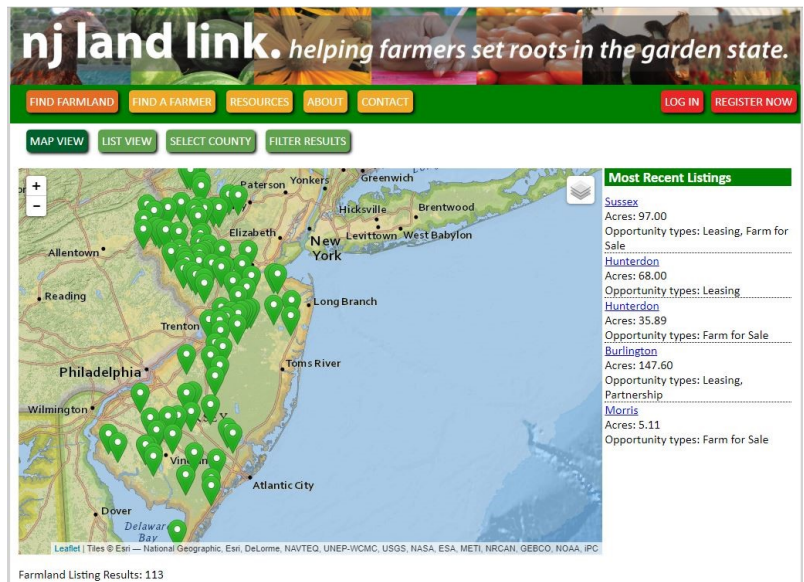




# FARM LINK

The Farm Link Program continues to serve as a resource and referral center for farmers and landowners. SADC staff continued to provide support for beginning and established farmers and to manage NJ Land Link, an interactive website that connects farmers who are seeking land or farming opportunities with those who have farmland or opportunities available. During FY2018, NJ Land Link had more than 845

registered users and more than 200 active listings making farmland available or seeking access to land. The website was visited by over 5,300 people and had nearly 70,000 pageviews.



## RIGHT TO FARM PROGRAM

The SADC, in September 2017, approved Policy P-2-A to clarify when a principal of a closely held limited liability company (LLC) can represent the LLC before a CADB or the SADC in a Right to Farm (RTF) proceeding. The SADC also continued its outreach efforts to increase the awareness and understanding of Right to Farm among all audiences and make educational presentations on RTF to farmers, the public, local officials, county agriculture development boards (CADBs), and administrative law judges.

## Agricultural Mediation Program

The SADC administers the Agricultural Mediation Program to help farmers and other parties resolve agriculture-related disputes quickly, amicably and in a cost-effective manner. Two cases were mediated under the program in FY2018 – one case involving a U.S. Department of Agriculture program and one case related to a Right to Farm dispute.

# Urban Garden Project

A total of 580 pounds of fresh produce was delivered to the Mount Carmel Guild food pantry during the 2018 growing season as part of the SADC's Urban Garden Project. About one-third of the produce was grown in nearly two dozen large concrete planters on the grounds of the N.J. Department of Agriculture, while the remainder was supplied from SADC staff's home gardens and fields. This is the fourth year of the agency's urban demonstration garden, which assists the food pantry in its effort to feed hundreds of area households.



*Urban Garden Project, Trenton, Mercer County—photos by Heidi Winzinger & Chuck Roohr*



