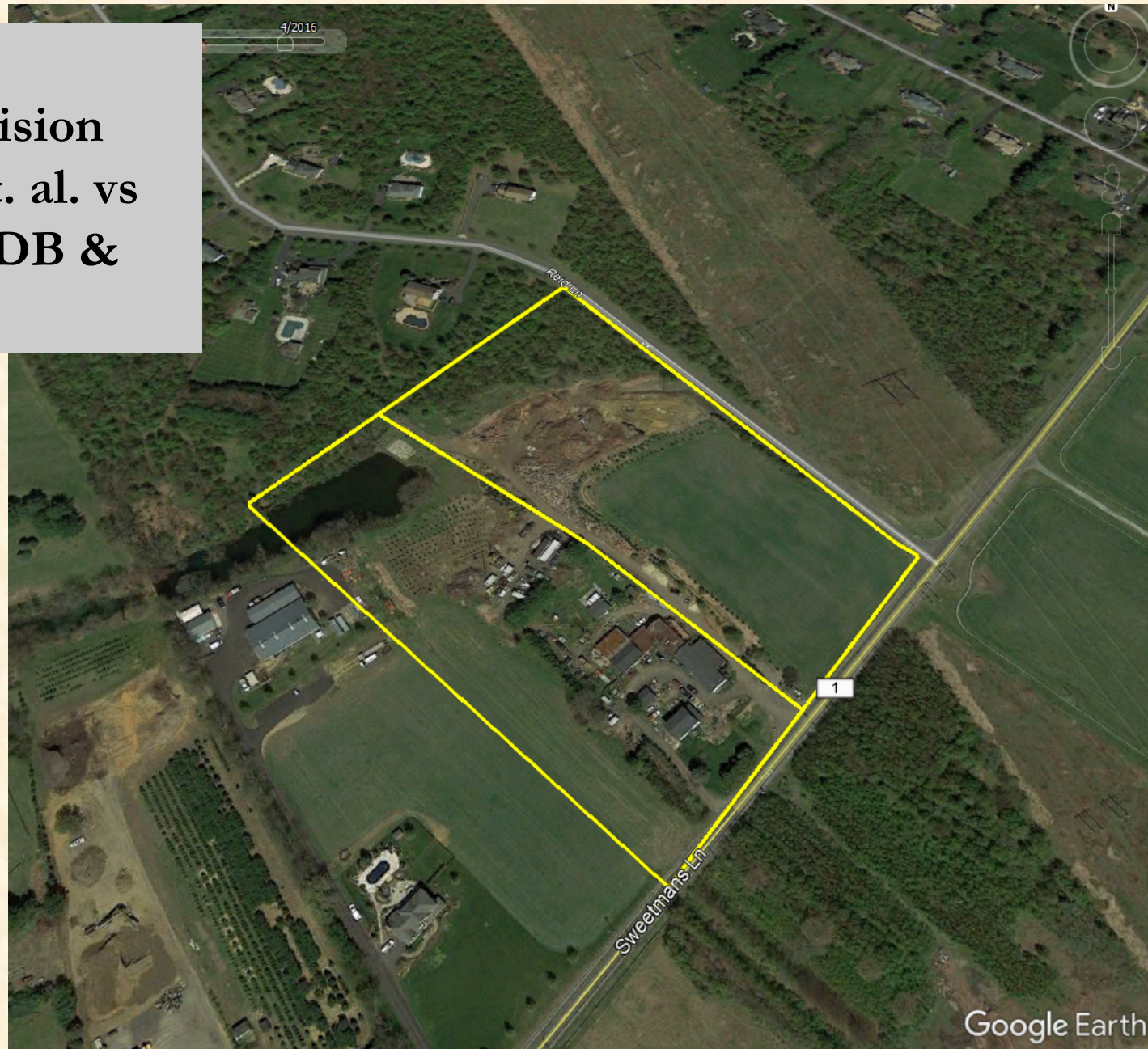




Please submit public comments to sadc@ag.nj.gov

**Right to Farm
OAL Final Decision
M. Ville LLC et. al. vs
Monmouth CADB &
Millstone Twp.**

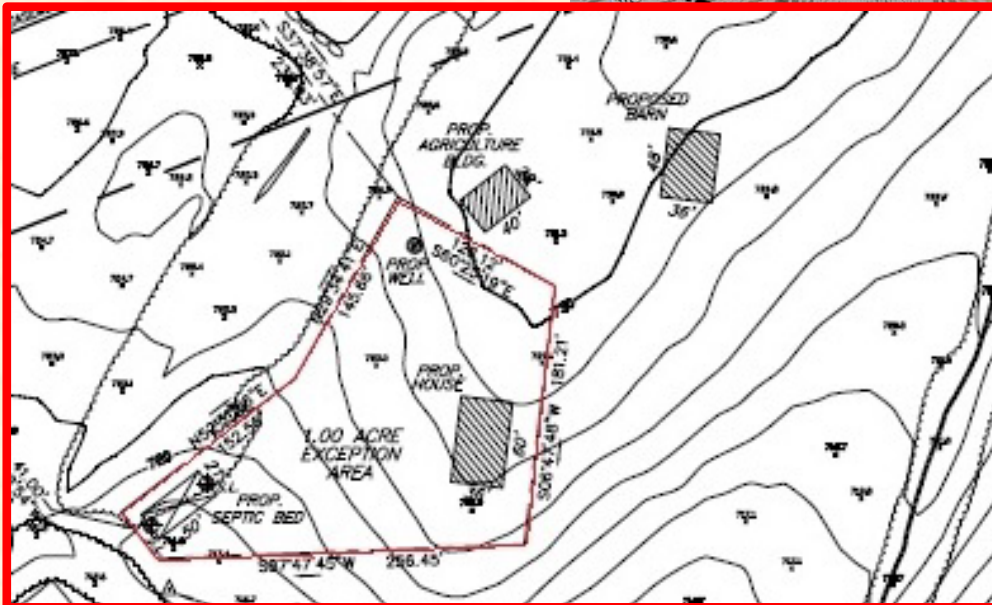
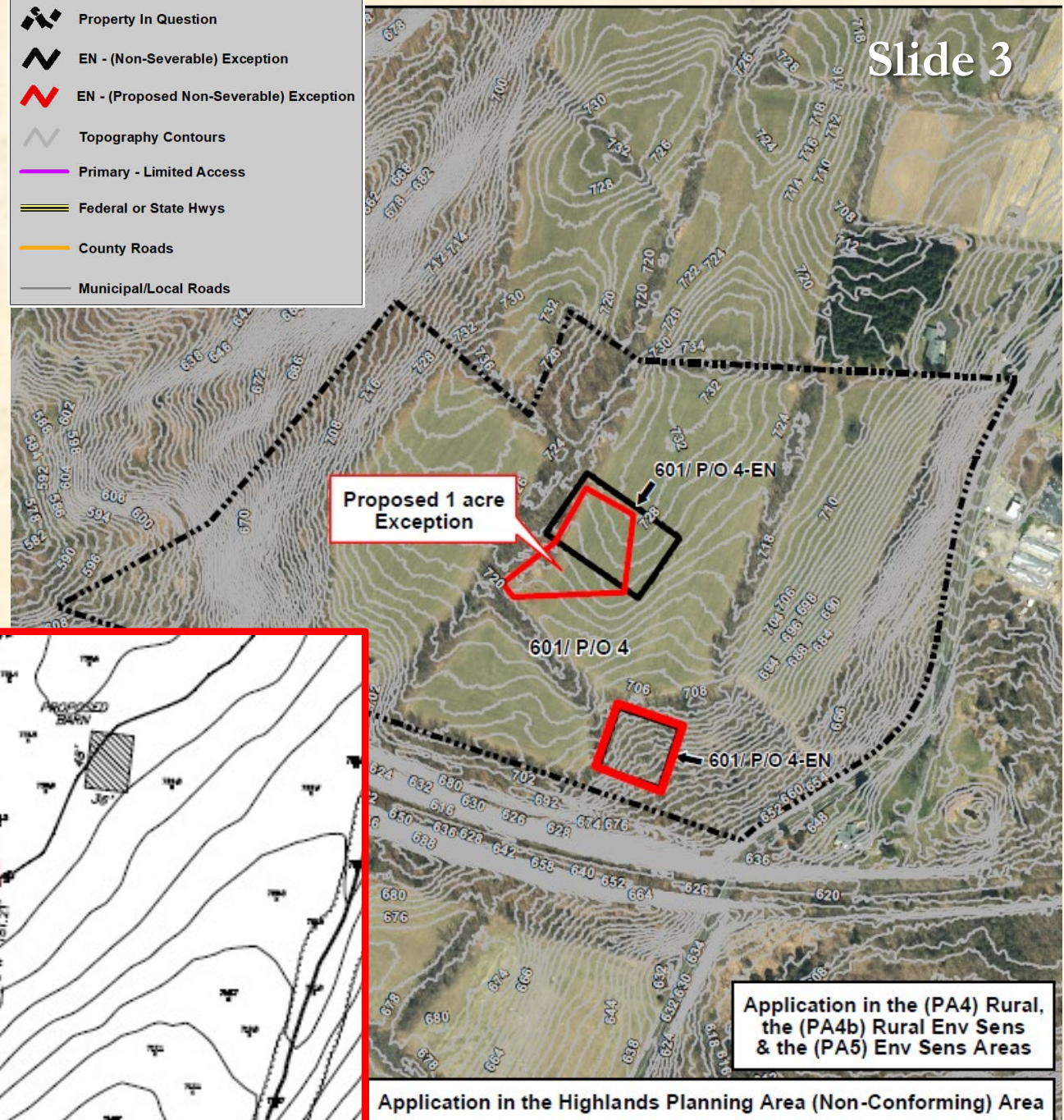


Slide 2

Giordano, Thomas & Melissa
 TLC-NJ FY21
 34.8 Net Easement Acres
 Frelinghuysen Twp,
 Warren County
 1 ac nonseverable exception
 0.5 ac nonseverable exception



Slide 3



DEED OF AGRICULTURAL LAND EASEMENT

This Deed of Agricultural Land Easement ("ALE") is made as of _____, 20____,
between _____, whose address is
_____, referred to as the "Grantor"; and
the _____, whose address is _____; referred to as
the "Grantee"; and with the right of enforcement to the United States of America (the United
States), acting by and through the United State Department of Agriculture (USDA), Natural
Resources Conservation Service (NRCS) on behalf of the Commodity Credit Corporation
(CCC).

WHEREAS, the legislature of the State of New Jersey has declared that the development of
agriculture and the retention of farmlands are important to the present and future economy of the
State and the welfare of the citizens of the State; and

WHEREAS, the Parties acknowledge that the ALE is acquired to protect the agricultural uses,
ensure future agricultural viability and conserve related conservation values of the Premises by
limiting nonagricultural uses that negatively affect the agricultural uses and conservation values
of the Premises (the "Purposes of this ALE"). Baseline conditions of the Premises are set forth in
a Baseline Documentation Report, a copy of which is maintained in the files of the Grantee and
the NRCS State Office; and

WHEREAS, the Premises has the following conservation values: Approximately ____ percent
(x%) of the soils have been mapped by NRCS as "prime soils," "soils of statewide importance,"
"soils of local importance," or "unique soils," ("Agricultural Soils"). Approximately
_____ percent (____%) of the soils on the premises have been identified by NRCS as
Agricultural Soils.

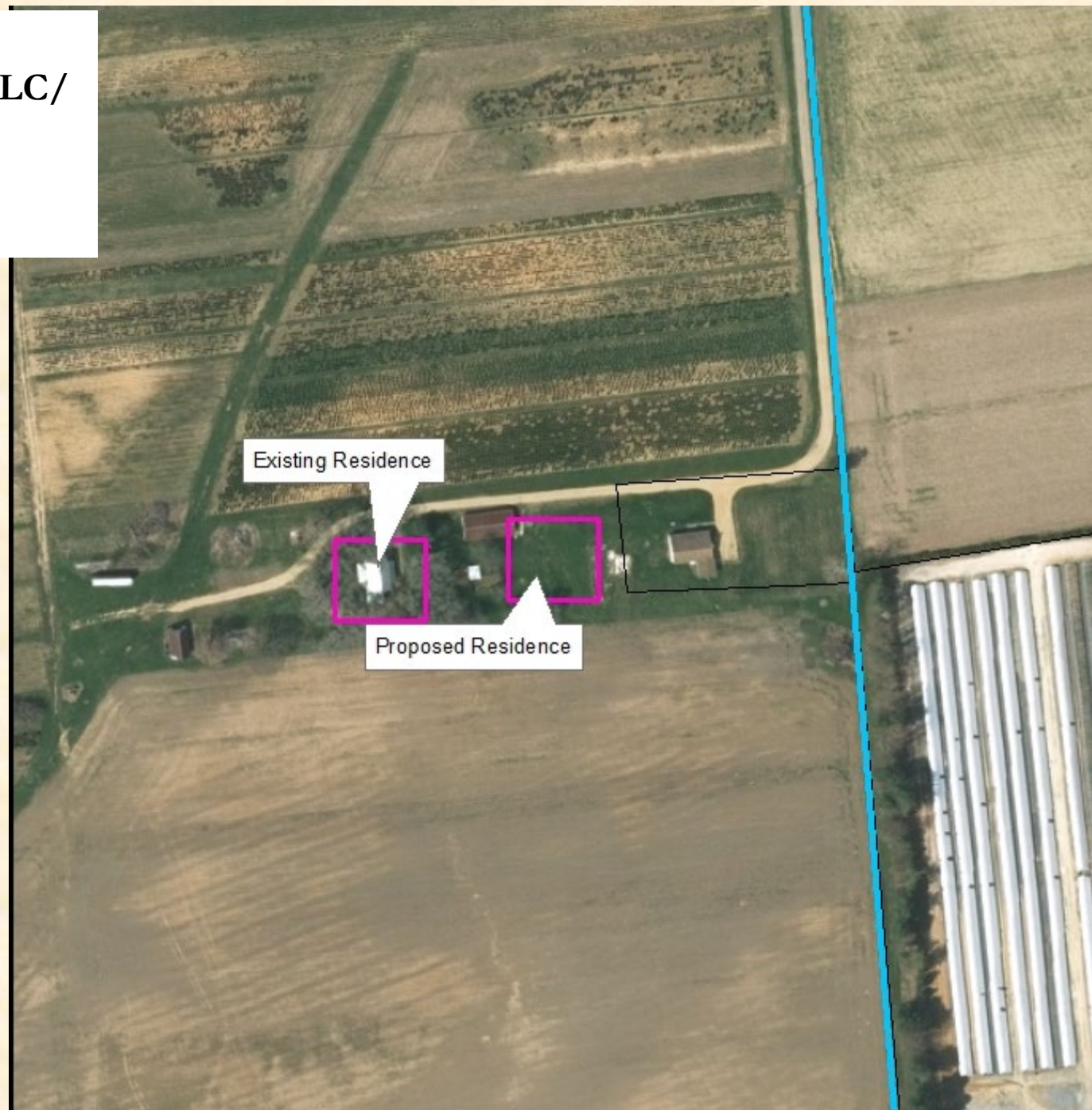
[Option 1 – if the Grantee is a County]

WHEREAS, N.J.S.A. 4:1C-11, et seq., P.L. 1983, c.32 authorizes the State Agriculture
Development Committee (Committee) and the Grantee to acquire and enforce deeds of easement
that retain farmland for agricultural use and production, and

OR

Prepared by:

**House Replacement
Canhouse Properties LLC/
Mehaffey Farm,
Upper Deerfield,
Cumberland Co.**



Slide 5



Slide 6

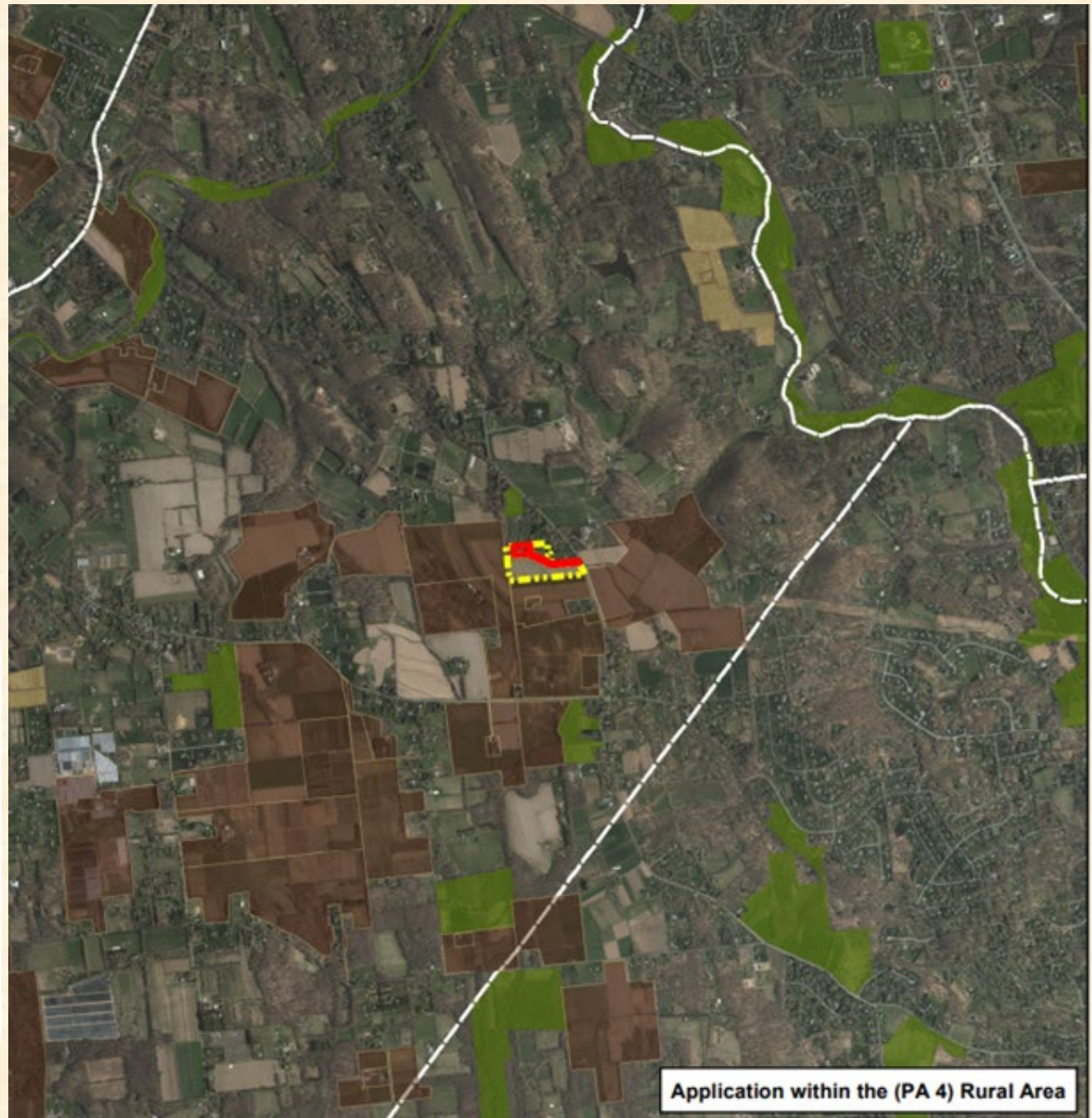
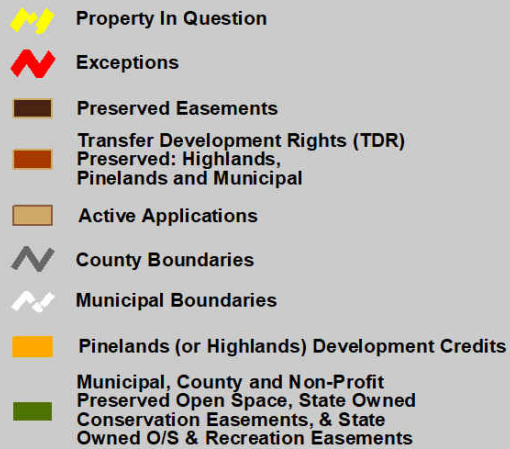
Acquisition Final Approvals



Slide 7

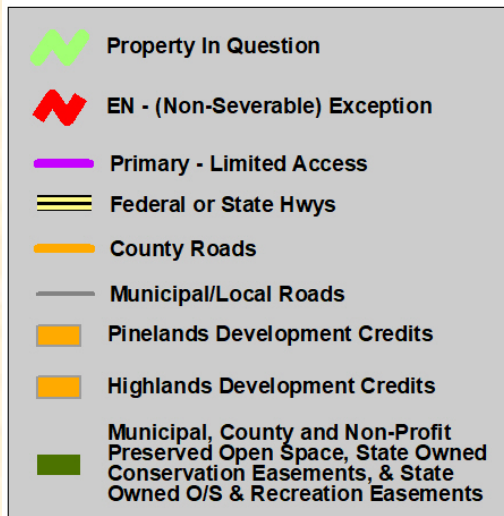
Onuschak, Jason & Serridge,
Ashley

20.1 Net Easement Acres
Franklin Twp
Hunterdon County
3ac nonseverable exception
97% in hay & soybeans

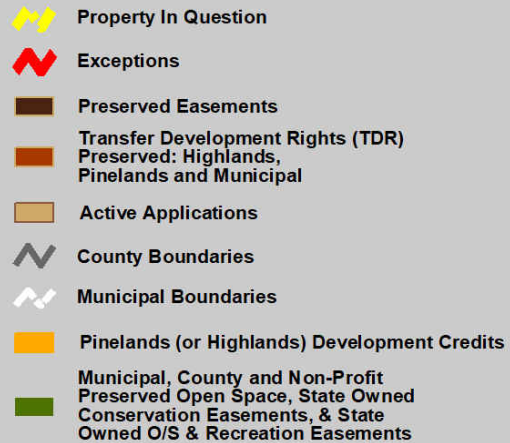


Onuschak, Jason & Serridge,
Ashley

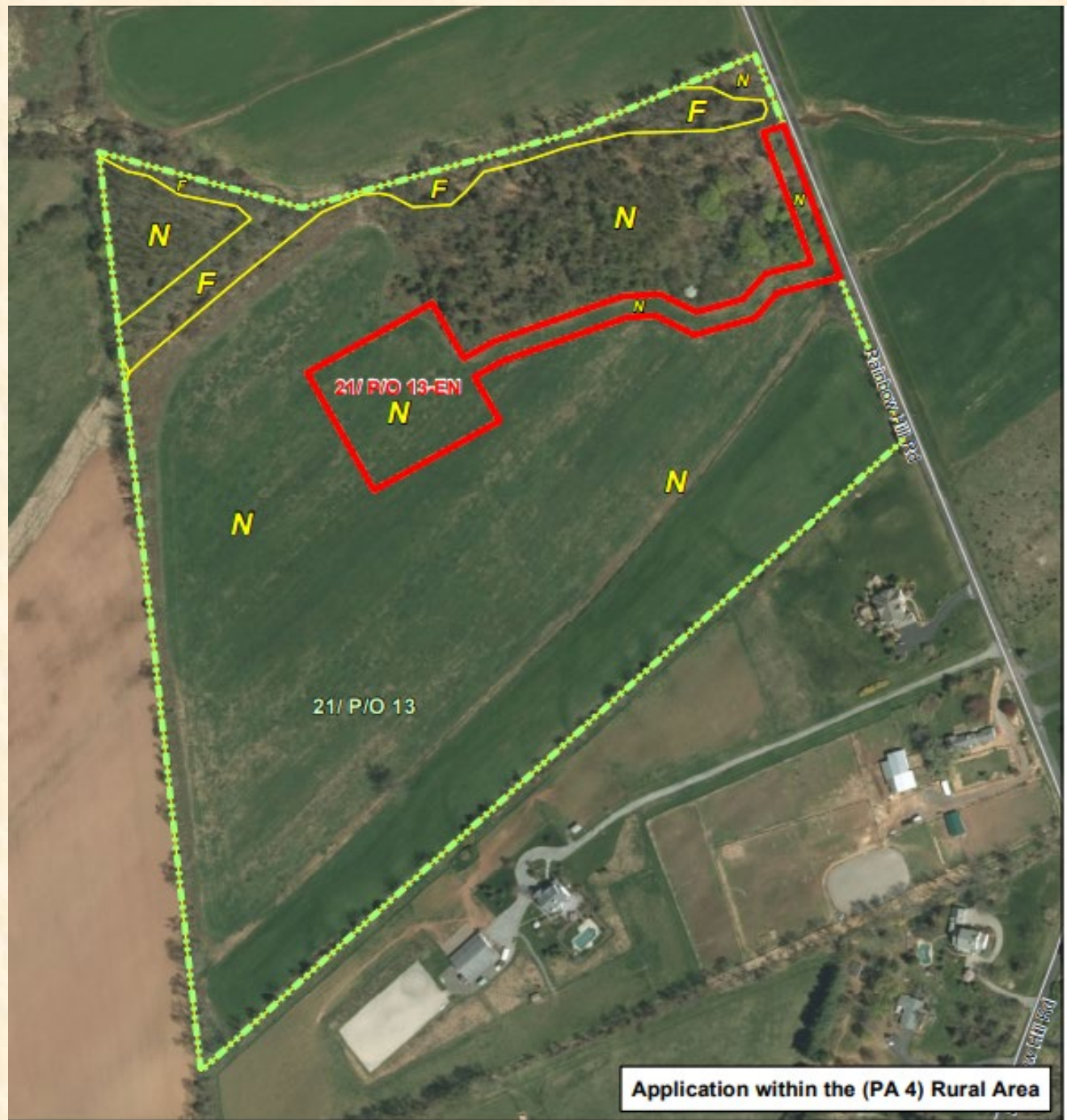
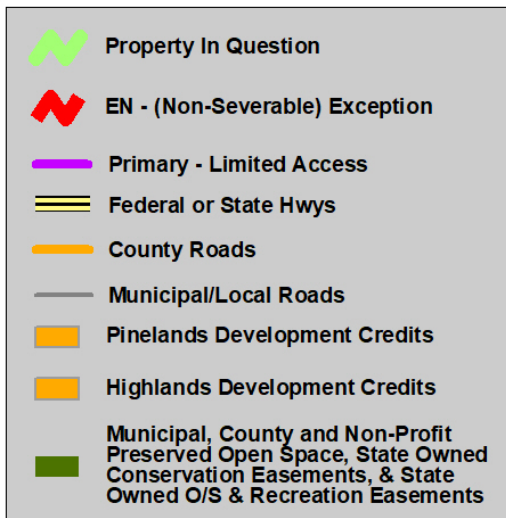
20.1 Net Easement Acres
Franklin Twp
Hunterdon County
3ac nonseverable exception
97% in hay & soybeans



Thomas, Susan
34 Net Easement Acres
East Amwell Twp,
Hunterdon County
2.5ac nonseverable
exception
89% in soybeans



Thomas, Susan
34 Net Easement Acres
East Amwell Twp,
Hunterdon County
2.5ac nonseverable exception
89% in soybeans



Doble, Ethel
16.3 net acres Piles Grove Twp,
Salem Cty
95% in pasture
No residential opportunities



Doble, Ethel
16.3 net acres Piles Grove Twp,
Salem Cty
95% in pasture
No residential opportunities

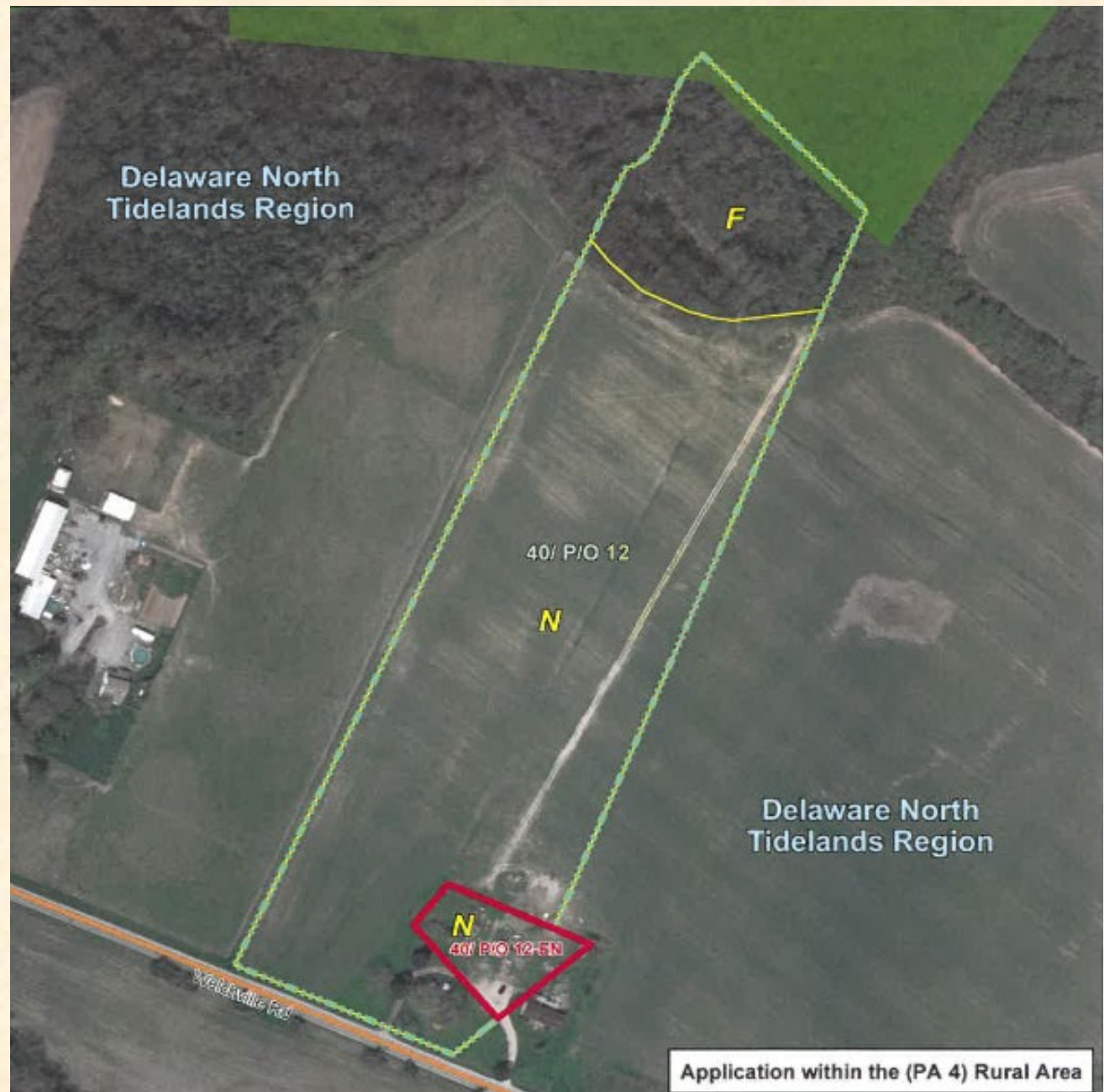
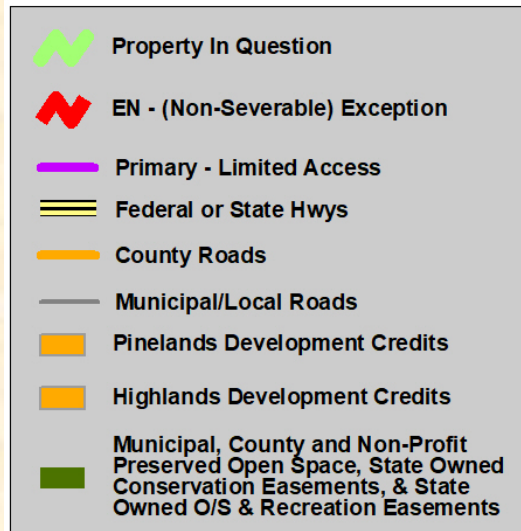


Kelley, Thomas & Amber
15.7 acres Mannington Twp,
Salem Cty
0.75ac nonseverable exception
78% in soybeans



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

Kelley, Thomas & Amber
15.7 acres Mannington Twp,
Salem Cty
0.75ac nonseverable exception
78% in soybeans

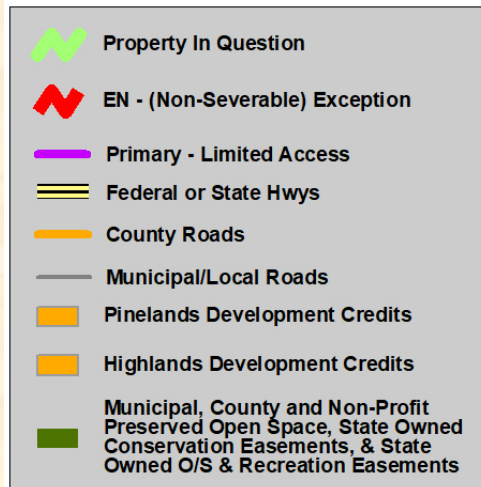


Mahalik, Matthew & Eddis
15.5 acres Mannington Twp,
Salem Cty
9.5ac nonseverable exception for
existing Wetlands Reserve Easement
1 existing single family residence
99% in hay

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



Mahalik, Matthew & Eddis
 15.5 acres Mannington Twp,
 Salem Cty
 9.5ac nonseverable exception for
 existing Wetlands Reserve Easement
 1 existing single family residence
 99% in hay



Van Mater, Pierre & Carol
28 acres Marlboro Twp,
Monmouth Cty
1.75 ac nonseverable exception
55% in hay & cattle

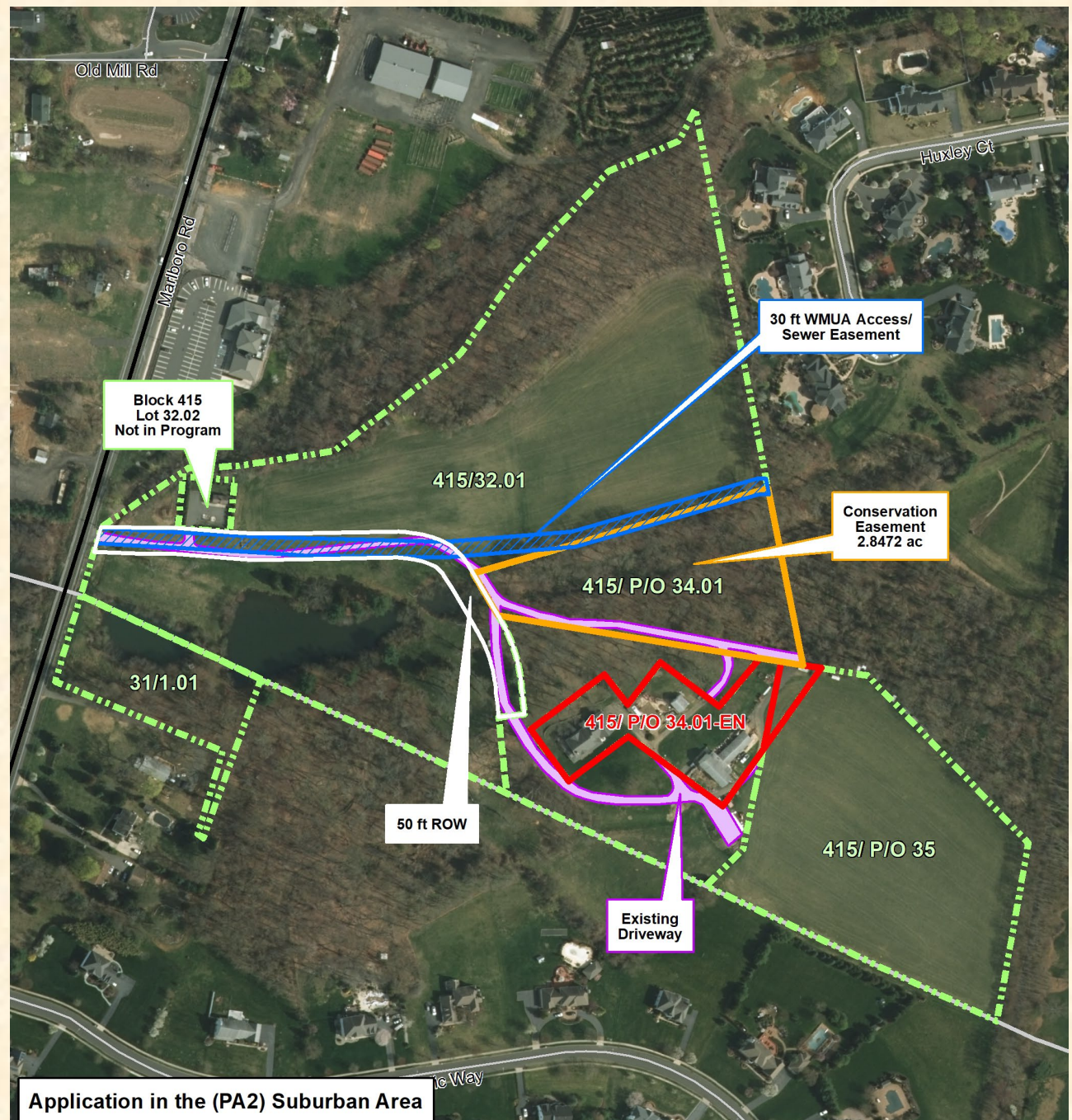
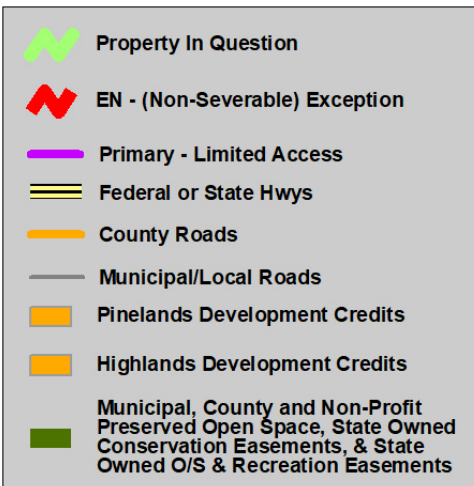


-  Property In Question
-  Exceptions
-  Preserved Easements
-  Transfer Development Rights (TDR)
Preserved: Highlands,
Pinelands and Municipal
-  Active Applications
-  County Boundaries
-  Municipal Boundaries
-  Pinelands (or Highlands) Development Credits
-  Municipal, County and Non-Profit
Preserved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

Slide 18

Application in the (PA2) Suburban Area

Van Mater, Pierre & Carol
 28 acres Marlboro Twp,
 Monmouth Cty
 1.75 ac nonseverable exception
 55% in hay & cattle

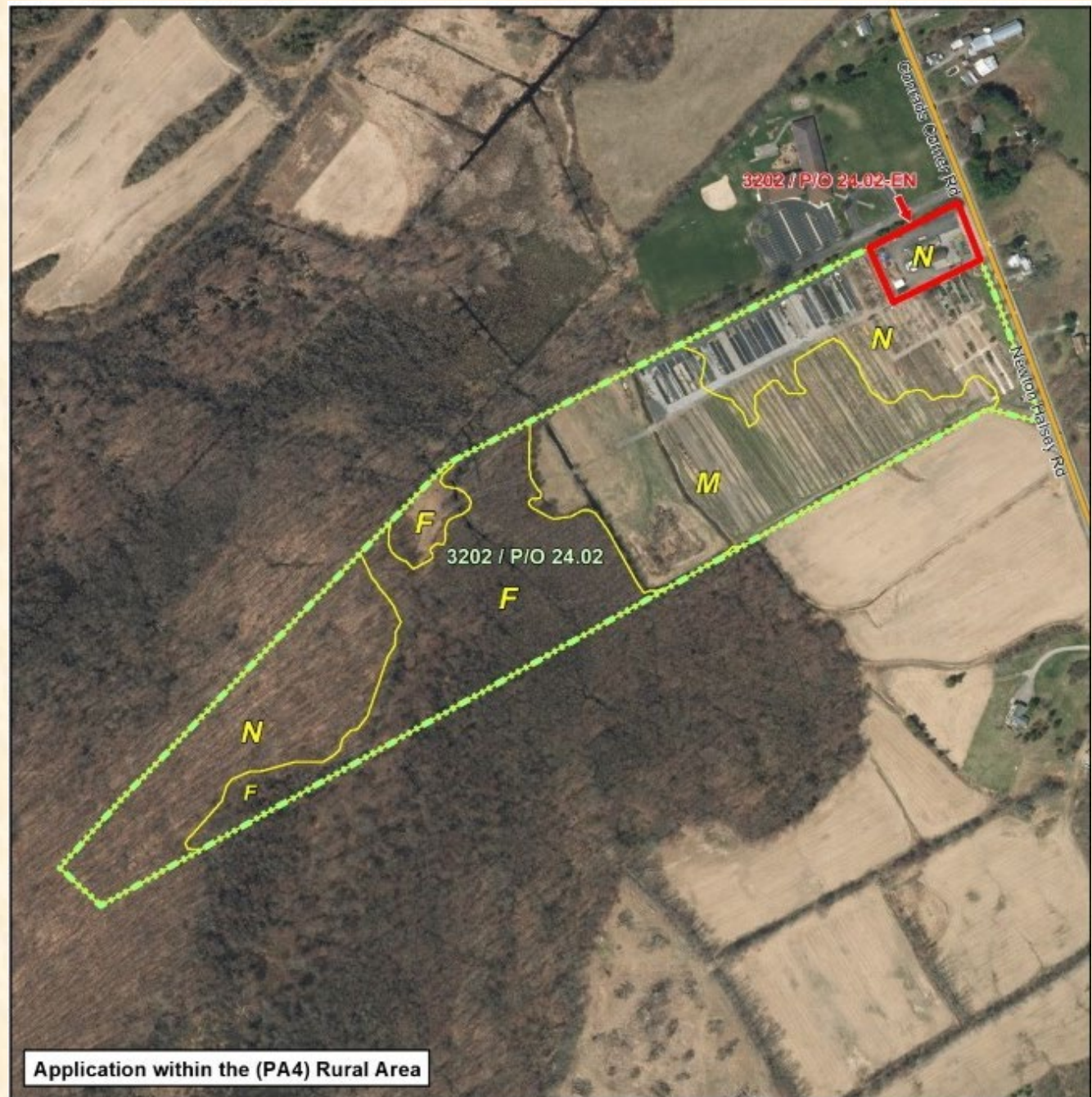
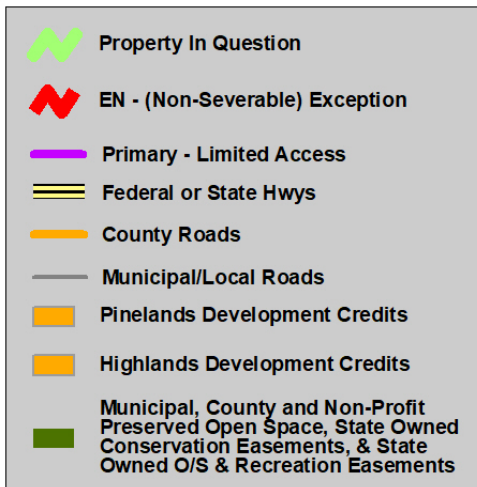


Cerbo, Anthony & Joseph
38.5 Net Easement Acres
Hampton Twp, Sussex County
1.5 ac nonseverable exception
50% in nursery



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

Cerbo, Anthony & Joseph
38.5 Net Easement Acres
Hampton Twp, Sussex County
1.5 ac nonseverable exception
50% in nursery



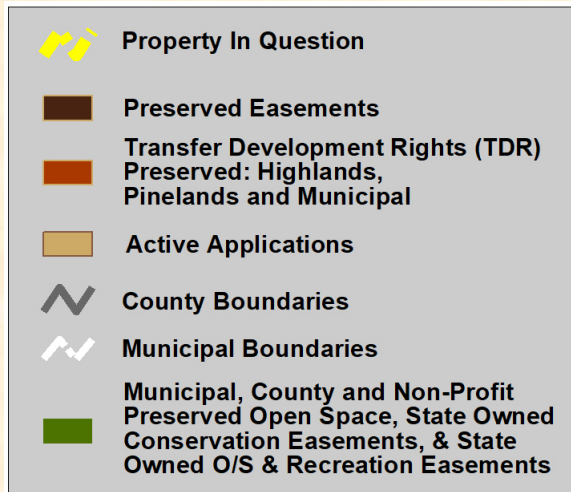
Cerbo, Anthony & Joseph
38.5 Net Easement Acres
Hampton Twp, Sussex County

Pursuant to the decision at August meeting, the SADC is requiring a Soil Protection Standards Agreement, as approved on August 27, 2020, to be signed by landowners who are relatively close to the limits of disturbance, and which will be recorded at the same time as the Deed of Easement. As presently proposed and based on what is currently known about the property, the Owners would have approximately 2.73 acres of additional permanent disturbance remaining on the premises.



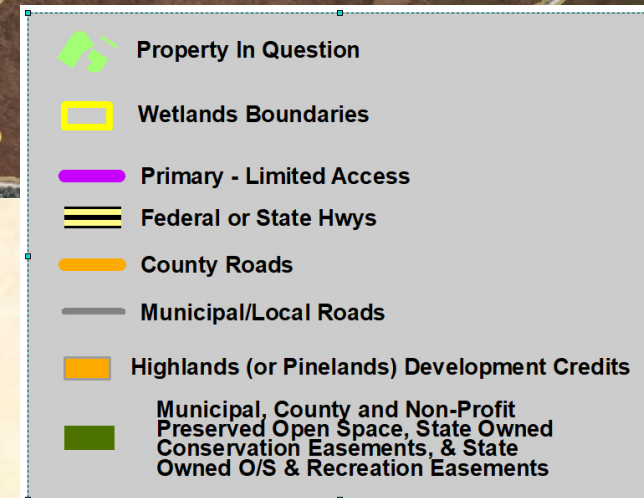
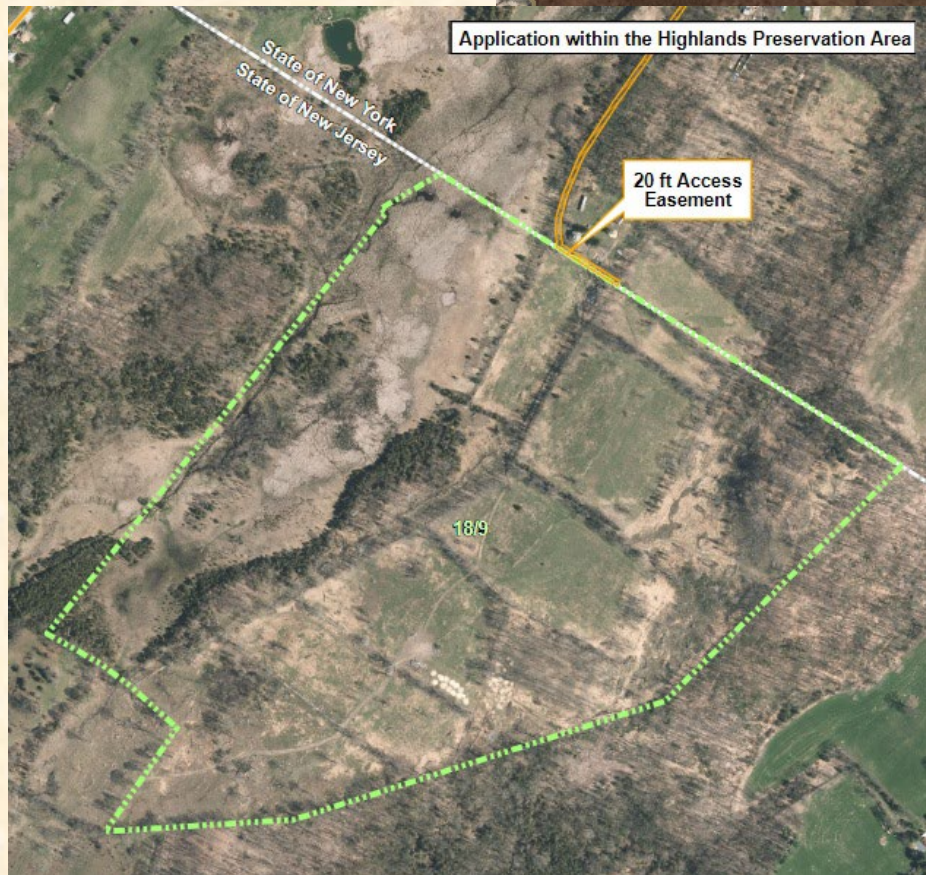
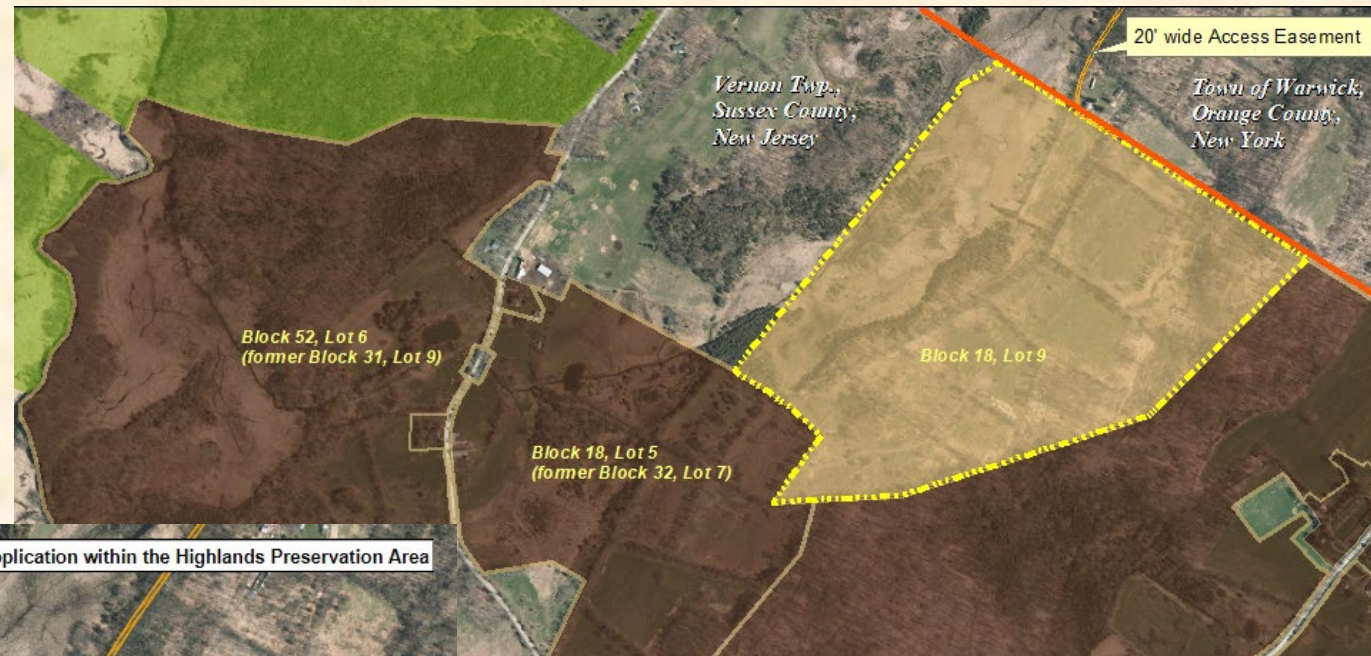
Brown, William
116.9 acres Vernon Twp,
Sussex Cty
No residential opportunities
51% in hay & cattle

Preservation is conditioned
upon being merged with
adjacent preserved farm.



Brown, William
116.9 acres Vernon Twp,
Sussex Cty
No residential opportunities
51% in hay & cattle

Preservation is conditioned
upon being merged with
adjacent preserved farm.



Lam Services LLC (Lot 1)
97.4 acres Piles Grove Twp,
Salem Cty
3ac severable exception
70% in soybeans

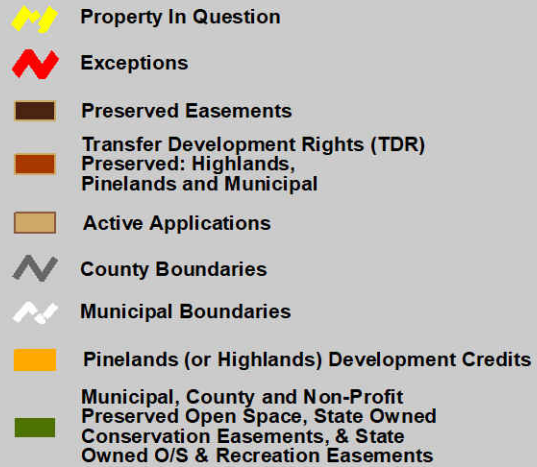
-  Property In Question
-  Exceptions
-  Preserved Easements
-  Transfer Development Rights (TDR)
Preserved: Highlands,
Pinelands and Municipal
-  Active Applications
-  County Boundaries
-  Municipal Boundaries
-  Pinelands (or Highlands) Development Credits
-  Municipal, County and Non-Profit
Preserved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



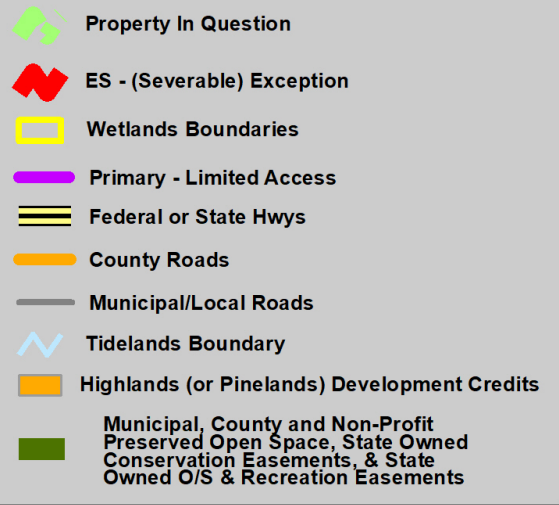
Lam Services LLC (Lot 1)
 97.4 acres Piles Grove Twp,
 Salem Cty
 3ac severable exception
 70% in soybeans



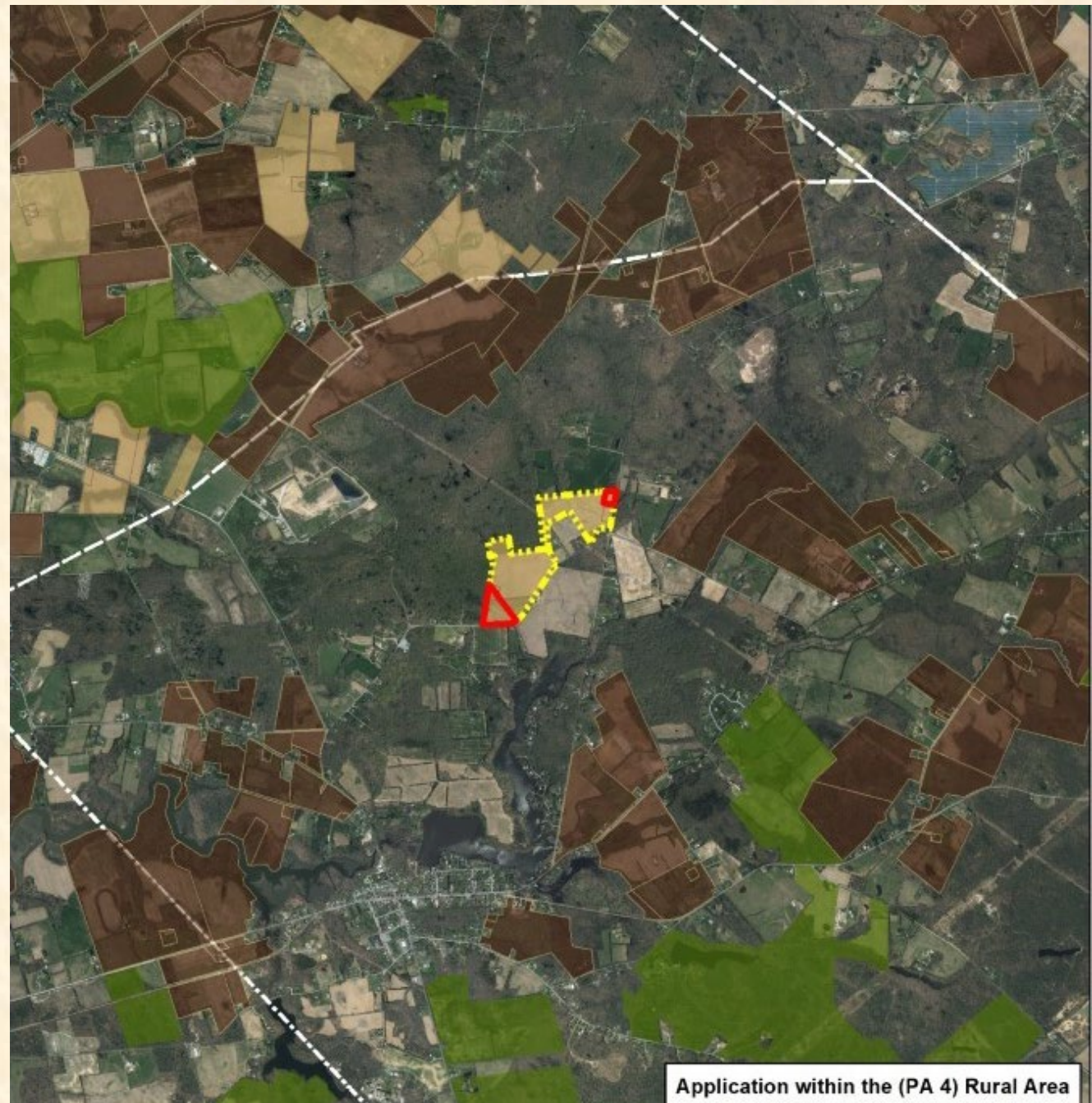
Lam Services LLC (Lot 6)
106.7 acres Mannington Twp,
Salem Cty
1 residual dwelling site opportunity
3ac severable exception
85% in soybeans



Lam Services LLC (Lot 6)
 106.7 acres Mannington Twp,
 Salem Cty
 1 residual dwelling site opportunity
 3ac severable exception
 85% in soybeans

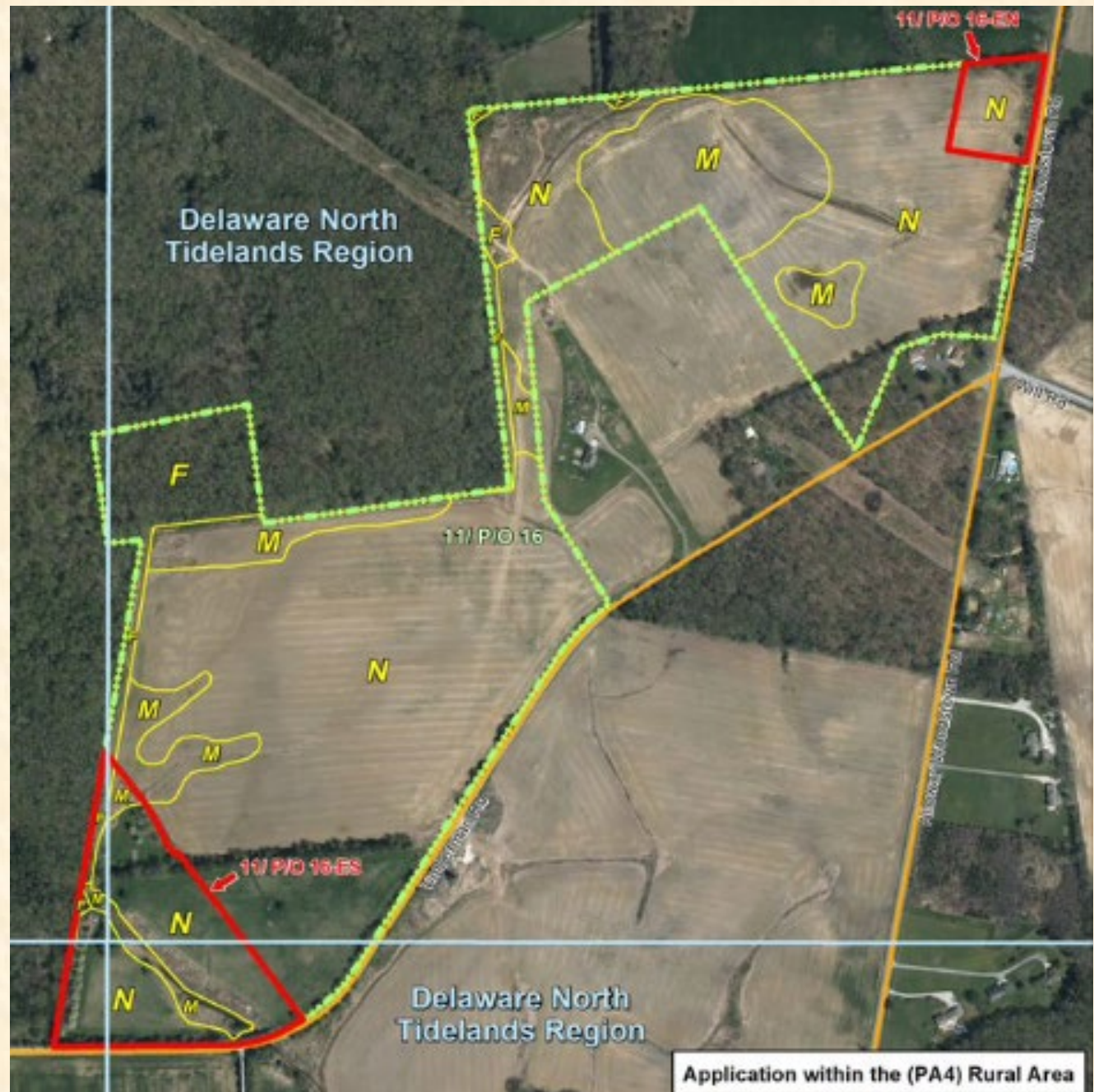


Ayars, Patricia
77.6 acres Alloway Twp,
Salem Cty
10ac severable exception
2ac nonseverable exception
90% in soybeans



Ayars, Patricia
 77.6 acres Alloway Twp,
 Salem Cty
 10ac severable exception
 2ac nonseverable exception
 90% in soybeans

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



Riggs, Donald, 34 Acres,
Franklin Twp, Warren County
80% in hay

-  Property In Question
-  Preserved Easements
-  Transfer 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



**Riggs, Donald, 34 Acres,
Franklin Twp, Warren County
80% in hay**



Property In Question



Wetlands Boundaries



Primary - Limited Access



Federal or State Hwys



County Roads



Municipal/Local Roads



Highlands (or Pinelands) Development Credits



**Municipal, County and Non-Profit
Preserved Open Space, State Owned
Conservation Easements, & State
Owned O/S & Recreation Easements**



**Application within the
Highlands Planning Area (Non-Conforming)
& the (PA4b) Rural Env Sens Area**