

**STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)
REGULAR MEETING**

May 26, 2022

Secretary Fisher called the meeting to order at 9:08 a.m.

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

Roll call indicated the following:

Members Present

Chairman Fisher

Martin Bullock

Pete Johnson

Roger Kumpel, Alternate Farmer Member, substituting for Scott Ellis

Richard Norz

James Waltman

Gina Fischetti

Julie Krause

Members Absent

Scott Ellis

Denis Germano

Cecile Murphy

Brian Schilling

Jeffrey Everett, Deputy Executive Director

Jason Stypinski, Esq., Deputy Attorney General

Minutes

SADC Regular Meeting of April 28, 2022 (Open and Closed Session)

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the Open and Closed Session minutes of the SADC regular meeting of April 28, 2022. Roger Kumpel abstained from the vote. The motion was approved by the remaining members.

Report of the Chairman

Chairman Fisher stated that Ms. Payne, Executive Director, is on vacation and that Mr. Everett, Executive Deputy Director, will be filling in for her today.

Chairman Fisher stated that he sent a letter, as Secretary of Agriculture, to the County Agriculture Development Boards (CADBs) and the County Boards of Agriculture explaining the status of the Special Occasion Events (SOEs) legislation and informing them that they may want to notify their legislators. Chairman Fisher stressed the importance of the subject since the winery pilot program has expired and there is no longer authority to have SOEs at those farms. The letter outlined what was acceptable to the State Board of Agriculture, the Farm Bureau, and the Office of the Secretary of the Department of Agriculture. He stated we are now waiting to see if the bill makes its way through the legislature and then on to the Governor's desk.

Chairman Fisher reported that there is continuing interest in the Soil Protection Standards (SPS) and staff is close to issuing draft standards. Mr. Everett stated draft SPS packets were sent out to all of our partners and we have asked them to submit all informal comments by June 10th. Those comments will be brought back to the SADC and a final vote will be taken to formally submit the rules to the NJ Register. There is a meeting scheduled in the beginning of June with members of the State Board of Agriculture and the SADC subcommittee to discuss the SPS packet and receive their comments.

Chairman Fisher stated that this is going to be a very trying year for farmers across the country due to exorbitant cost of everything, which is putting pressure on farmers these days. He urged everyone to buy from local New Jersey farmers to support them and also to support Jersey Fresh in their endeavors.

Chairman Fisher reported that he was at Monmouth College yesterday supporting the Future Farmers of America (FFA) youth. There was a lot of participation from the SADC, both staff and board members, supporting the FFA participants to advance in agriculture, whether it be working on a farm, support services, or in government.

Report of the Deputy Executive Director

Mr. Everett reported that today would be his last meeting with the SADC as he will be leaving the SADC to work as Associate Director for the Rutgers Agriculture Experiment Station. There he will combine practice with theory dealing with climate change in agriculture, agriculture viability, and natural resource conservation.

He will still be working with the SADC but in a different capacity. He stated that he's been with the SADC for 10 years and that he appreciates everyone he's worked with. He stated that NJ has a challenge of balancing a lot of interests amongst many different people and the SADC has a diverse group of people trying to do what's best for the common good and he looks forward to his continued work with the SADC in this new capacity.

Mr. Waltman stated that Mr. Everett is a very important part of the SADC staff and thanked

him for everything that he has done. Mr. Kumpel thanked Mr. Everett for being a commonsense person who listens, stated that he appreciates everything that he has done and supports his endeavors of moving forward. Chairman Fisher stated that Mr. Everett is an extraordinary public servant who has tackled some extraordinary issues and he wished Mr. Everett all the best at Rutgers.

Mr. Everett asked Mr. Roohr to review the memo for the Search Farm Windmill Project. Mr. Roohr explained the nature of the project to the committee and that this is for informational purposes only. At this time there is no action being requested of the committee. The nature of the project was to understand the conditions that would be encountered when installing steel caissons to support offshore windmills and the equipment that would be necessary for installation. The soil structure, primarily the marl layer, on the premises had been identified as exactly the same as the conditions found in the ocean seabed off the Atlantic coast.

The testing activity occurred on an approximately 10,000 square foot area on the western edge of the farm adjacent to an existing pole barn. Staff informed the landowner and the project engineers that the activities being conducted on the site constituted a violation of the deed of easement (DOE) because they involved both nonagricultural use and nonagricultural development of the farm. It was explained to staff that testing was nearly complete, and that remediation of the site was included in the scope of work for the project. Staff reviewed the soil disturbances resulting from the project, discussed the existing remediation scope of work with the site manager, and provided the contractor with a list of additional requirements related to the remediation, including grading, stabilization and seeding. Staff made a final inspection of the Search Farm on April 21 and confirmed that the remediation work was satisfactorily completed and that all project equipment was removed. Because this violation has been resolved and the property restored to its prior condition to the extent practicable, staff recommends no further legal action in this matter.

Communications

Mr. Everett stated that Ms. Winzinger puts together a great packet of information and asked that the committee review it.

Public Comment

Patricia Springwell from Reading, NJ commented on the Soil Protection Standards, specifically, the 12% disturbance allowance. She stated that this is a flawed calculation proposal and said that excessive disturbance would reduce productive soil. She noted that it must be stipulated that fertile soil should not be disturbed when placing improvements on a farm. She expressed concern about land affordability for new farmers and suggested a way to manage this is to limit development on preserved land, which would also reduce the destruction of fertile soil.

New Business

A. Stewardship

- 1. Resolution: Renewable Energy Generation- Solar- Benioff Farm
Block 28, Lot 2.03, Hopewell Twp., Mercer Co.
SADC ID# 11-0092-EP**

NOTE: James Waltman recused himself from this item.

Mr. Roohr referred the committee to a request for the installation of a Ground-Mounted Solar Energy structure on the Benioff Farm. He reviewed the specifics of the request and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Kumpel and seconded by Mr. Johnson to approve Resolution FY2022R5(1), for a Ground-Mounted Solar Energy structure on the Benioff Farm, as presented, subject to any conditions of said resolution.

Benioff Farm, SADC ID#11-0092-EP, FY2022R5(1), Block 28, Lot 2.03, Hopewell Township, Mercer County, 100.6 acres.

Mr. Waltman recused. A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2022R5(1) is attached to and a part of these minutes.

B. Resolutions: Final Approval- FY2023 PIG Programs

Mr. Bruder introduced Mr. Thomas Allen, a planner who joined the staff in December. Mr. Bruder stated that Mr. Allen has been a great help to the planning staff and that that he will be doing the majority of the presentation today. Mr. Allen stated that the SADC 2023 Planning Incentive Grant (PIG) program will be comprised of two resolutions. The first resolution deals with counties that have applied for the PIG grant this year and the second deals with municipalities that applied for the PIG grant this year. There are also several municipalities throughout the state that are requesting approval of their 10-year updates to their farmland preservation plans. He discussed all the counties and municipalities that are applying and the distinctions between them as far as their approvals.

Mr. Allen noted that 12 counties applied for the PIG grant, three of which are being approved without conditions and nine that are receiving conditional approval. Mr. Allen stated 31 municipalities applied this year, 24 of which are being approved without conditions and two that are receiving conditional approval. Five municipalities that applied will not receive approval due to expired farmland preservation plans.

Mr. Bruder added that the SADC has a planning grant available to provide up to a 50% cost - share to go towards the cost for preparing and updating farmland preservation plans. Mr. Allen reviewed the specifics of the requests and stated that staff recommendation is to grant approval.

Mr. Norz asked what would happen to those counties that do not qualify. Mr. Bruder stated that this is just for the fiscal year 2023 and each year all requirements get evaluated for qualification based on open space, open space tax, etc. Most counties that did not qualify for approval this year did not complete their farmland preservation plans in time. They may, however, reapply for eligibility next year.

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve Resolutions FY2022R5(2) and FY2022R5(3), to approve the Final Approval FY2023 County PIG Program and the Final Approval FY2023 Municipal PIG Program, as presented, subject to any conditions of said resolution.

1. Annual County PIG Program Applications and Plan Updates
2. Annual Municipal PIG Program Applications and Plan Updates

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2022R5(2) and FY2022R5(3) are attached to and a part of these minutes.

C. Resolutions: Final Approval- County PIG Program

Ms. Mazzella referred the committee to a request for final approval under the County PIG Program. She reviewed the specifics of the request with the committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Bullock and seconded by Mr. Waltman to approve Resolution FY2022R5(4) granting approval to the following application under the County PIG Program, as presented, subject to any condition of said resolution.

1. Saul Levin, SADC ID#, FY2022R5(4), Block 76, Lot 1, Block 78, Lot 3, and 45, Deerfield Township, Cumberland County, 80.47 gross acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2022R5(4) is attached to and a part of these minutes.

D. Resolutions: Final Approval- Municipal PIG Program

Ms. Mazzella referred the committee to a request for final approval under the Municipal PIG Program. She reviewed the specifics of the request with the committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Kumpel and seconded by Mr. Bullock to approve Resolution FY2022R5(5) granting approval to the following application under the Municipal PIG Program, as presented, subject to any condition of said resolution.

1. Barbara Burt and Venetia Menajlo-Moore, SADC ID#17-0238-PG, FY2022R5(5), Block 903, Lot 3, Pittsgrove Township, Salem County, 19.5 gross acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2022R5(5) is attached to and a part of these minutes.

E. Resolutions: Preliminary Approval- State Acquisition

Ms. Mazzella referred the committee to a request for final approval under the State Acquisition Program. She reviewed the specifics of the request with the committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Kumpel and seconded by Mr. Norz to approve Resolution FY2022R5(6) granting approval to the following application under the Preliminary Approval- State

Acquisition Program, as presented, subject to any condition of said resolution.

1. Clifford and Rose Mecouch, SADC ID#:17-0372-DE, FY2022R5(6), Block 4701, Lots 18, 20, & 24, Pennsville Township, Salem County, 198.2 gross acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2022R5(6) is attached to and a part of these minutes.

Ms. Miller referred the committee to a request for approval under the State Acquisition Program for the Estate of Veronica Gulyas. She reviewed the specifics of the request with the committee and stated that the landowners are interested in selling the farm in fee simple. She stated they want to see it remain as preserved farmland permanently and thought that the SADC would be able to help them do that. She noted that the property has 90% prime soil and a high-quality score, so if approval is granted today, the property would be appraised, and an environmental study would take place. If the landowner accepts the offer, staff will come before the committee again for final approval. Ms. Miller stated that the family members are here today and they wrote a letter expressing the long commitment that the family has to farmland.

Chairman Fisher asked for an explanation of fee simple. Mr. Everett explained that NJ is one of the few states that has fee simple authority, and this is another way to be competitive with development in NJ. Mr. Everett stated that the SADC would be acquiring the essentially the same thing the developer acquires whereas when a development easement is acquired, only a fraction of the fee is acquired.

Family members that own the property spoke and stated that their wish is for this property to remain farmland as the family doesn't want this land to be developed into shopping centers or highways. The family would like the land to be maintained as such for perpetuity.

Chairman Fisher stated that the SADC can sell the property or retain ownership, maintain it as farmland and possibly rent it. He stated that this is a monumental opportunity for the SADC to be stewards of this land.

It was moved by Mr. Waltman and seconded by Mr. Kumpel to approve Resolution FY2022R5(6) granting approval to the following application under the Preliminary Approval-State Acquisition Program, as presented, subject to any condition of said resolution.

2. Estate of Veronica Gulyas, (279 Federal City Road), SADC ID# 11-0030-FS, FY2022R5(7), Hopewell Township, Mercer County, 67.8 gross acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2022R5(7) is attached to and a part of these minutes.

Public Comment

Patricia Springwell from Reading, NJ stated that she wanted to publicly thank the family of the Veronica Gulyas Estate for their commitment to the preservation of farmland.

A representative from the Farm Bureau, Ed Wengryn, congratulated Mr. Everett on his new

opportunity at Rutgers, thanked him for everything he did for the SADC and stated that he will miss Mr. Everett and all he's done for the SADC.

Ms. Miller introduced new SADC staff member David Zaback, a Mercer county resident, who will serve as a new regional coordinator for acquisition staff. He has a background in anthropology and environmental studies, and he was also an organic farmer in NJ for over 10 years. Mr. Zaback stated that he's happy to be a part of this great organization.

Chairman Fisher stated that staff will have to go into closed session as there is a matter that needs to be discussed there. He asked anyone that is not staff or committee member to please leave the room.

CLOSED SESSION

At 10:16 a.m. Mr. Everett read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss certain matters including personnel matters, any pending or anticipated litigation and any matters falling within the attorney-client privilege and any contract negotiations including the Quaker Valley Farm case. The minutes of such meeting shall remain confidential until the Committee determines the need for confidentiality no longer exists.

It was moved by Mr. Kumpel and seconded by Mr. Waltman to go into Closed Session. The motion was unanimously approved.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 A.M., June 23, 2022

Location: 200 Riverview Plaza, Trenton, NJ

ADJOURNMENT

The meeting was adjourned at 10:31 a.m.

Respectfully Submitted,



Susan E. Payne, Executive Director
State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FYR2022R5(1)**

**Installation of Ground-Mounted Solar Energy Generation Facility, Structures and
Equipment on a Preserved Farm**

Richard and Mary Benioff Farm

Subject Property:

**Block 28, Lot 2.03
Hopewell Township, Mercer County
100.6-Acres
SADC ID# 11-0092-EP**

May 26, 2022

WHEREAS, Richard and Mary Benioff, hereinafter "Owners", are the record owners of Block 28, Lot 2.03, in the Township of Hopewell, County of Mercer, by Deed dated June 24, 2003, and recorded on June 25, 2003, in the Mercer County Clerk's Office in Deed Book 4536, Page 38, totaling approximately 100.6 acres, hereinafter referred to as "Premises" (as shown on Schedule "A"); and

WHEREAS, the development easement on the Premises was conveyed to the County of Mercer by a Deed of Easement dated June 29, 2001, and recorded on June 29, 2001, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, as a Deed of Easement in Deed Book 4075, Page 1; and

WHEREAS, P.L. 2009, c.213 signed into law on January 16, 2010, requires State Agriculture Development Committee's (SADC) advanced approval before a landowner may construct, install, and operate renewable energy generating facilities, structures and equipment on preserved farms, including areas excepted from the Premises; and

WHEREAS, on June 3, 2013, the SADC adopted regulations at N.J.A.C. 2:76-24.1 et seq. implementing P.L. 2009, c.213 ; and

WHEREAS, the regulations provide, in pertinent part, that the owner of a preserved farm may construct, install and operate renewable energy generation facilities on preserved farms for the purpose of generating power or heat to the farm, reduce the farm's energy costs or, alternatively, afford an income opportunity to the farm owner under certain other conditions, provided:

1. The facilities will not interfere significantly, as set forth in N.J.A.C. 2:76-24.6, with the use of the land for agricultural or horticultural production;
2. The facilities are owned by the landowner, or will be owned by the landowner upon the conclusion of the term of an agreement with the installer or operator of the solar energy generation facilities, structures, or equipment by which the

landowner uses the income or credits realized from the solar energy generation to purchase the facilities, structures, or equipment;

3. The facilities will be used to provide power or heat to the farm, either directly or indirectly, or to reduce, through net metering or similar programs and systems, energy costs on the farm;
4. Solar energy facilities on the farm are limited in total annual energy generation to:
 - i. The farm's previous calendar year's energy demand plus 10 percent, in addition to energy generated from facilities, structures, or equipment existing on roofs of buildings or other structures on the farm on January 16, 2010; or
 - ii. Alternatively at the option of the landowner, to an occupied area consisting of no more than one percent of the area of the farm;
5. If wind or biomass energy generation systems are located on the farm, the limits in (a)4i. and ii., above, shall apply to the cumulative total energy generated or area occupied by all the solar, wind, and biomass energy facilities;
6. The owner(s) of the farm and the solar energy facilities will sell energy only through net metering, or as otherwise permitted under an agreement pursuant to (a)2 above, and/or directly to the electric distribution system provided that the solar energy facilities occupy no greater than one percent of the farm;
7. The land occupied by the solar energy facilities is eligible for valuation, assessment, and taxation pursuant to P.L. 1964, c. 48 (N.J.S.A. 54:4-23.1 et seq.) and will continue to be eligible for such valuation after construction of the solar energy facilities;
8. The solar energy facilities do not exceed one acre of impervious cover on the premises; and
9. A solar energy facility located in the Pinelands Area, as defined and regulated by the Pinelands Protection Act, P.L. 1979, c. 111 (N.J.S.A. 13:18A-1 et seq.), complies with the standards of P.L. 1979, c. 111 and the comprehensive management plan for the Pinelands Area adopted pursuant to P.L. 1979, c. 111; and

WHEREAS, the Owner submitted an "Application for Energy Generation Facilities on Preserved Farmland" pursuant to N.J.A.C 2:76-24.5; and

WHEREAS, by resolution # FY2021R10(2) the SADC previously approved a ground mounted solar facility with a rated capacity of 46,686 kWh with an occupied area of approximately 8,485 square feet on the premises to service the main residence; and

WHEREAS, the Owner is seeking SADC approval for the construction of an additional ground-mounted photovoltaic solar energy generation facility immediately adjacent to the existing facility on the Premises shown in Schedule "A"; and

WHEREAS, the additional solar energy generation facility will be owned by the Owner; and

WHEREAS, the energy demand for the additional ground-mounted solar array is from one of the existing residential units on the Premises, hereinafter known as the "Cottage", and a barn with a caretaker's apartment, hereinafter known as the "Barn", in the non-severable exception area; and

WHEREAS, the Owner provided evidence confirming that the solar energy generation facility will provide power to the Cottage and Barn directly through net metering to reduce energy costs on the Premises; and

WHEREAS, the energy demand for the previous calendar year for the Cottage was 15,151 kWh and the Barn was approximately 14,014 kWh for a combined energy demand of 29,165 kWh as confirmed by the Owner's submission of the past 12 months of utility bills; and

WHEREAS, the rated capacity of the solar energy generation facility is 29,036 kWh per year; and

WHEREAS, the additional solar energy generating system will supply approximately 100% of the current energy demand for the Cottage and Barn combined; and

WHEREAS, the Owner provided evidence that the annual solar energy generation does not exceed 110% of the previous calendar year's energy demand; and

WHEREAS, N.J.A.C. 4:76-24.4 prohibits solar energy facilities from exceeding one-acre of impervious cover on the Premises; and

WHEREAS, N.J.A.C. 2:76-24.3 defines impervious cover as any structure or surface that prevents the infiltration of precipitation into the land including, but not limited to, the inverter, pilings, poles, concrete, asphalt, machine-compacted soil, compacted stone areas, plastic or other impermeable ground cover, and foundations; and

WHEREAS, the proposed ground mounted solar energy facility comprises approximately 8 square feet of impervious cover related to the posts that support the solar panels (12 total 8" diameter posts); and

WHEREAS, N.J.A.C 2:76-24.6 requires that the solar energy facilities, structures, and equipment not interfere significantly with the use of the land for agricultural and horticultural production; and

WHEREAS, the proposed ground mounted solar energy facility will be located southwest of the Cottage and adjacent to the existing solar panel, as identified on Schedule "A"; and

WHEREAS, N.J.A.C. 2:76-24.6 requires that any solar energy facility with an occupied area larger than one-acre be constructed, installed, operated, and maintained in accordance with a farm conservation plan; and

WHEREAS, N.J.A.C. 2:76-24.6 requires that the occupied area of any solar energy facility located outside of a non-severable exception area primarily servicing nonagricultural or nonresidential uses within the non-severable exception shall not exceed one acre or 1% of the farm, whichever is less; and

WHEREAS, N.J.A.C. 2:76-24.3 defines occupied area as the total contiguous or noncontiguous area(s) supporting the solar facilities and related infrastructure, including all areas of land that are devoted to or support the solar energy facilities; any areas of land no longer available for agricultural or horticultural production due to the presence of the solar energy facilities; nonfarm roadways including access roads; any areas of the farm used for underground piping or wiring to transmit solar energy or heat where the piping or wiring is less than three feet from the surface; the square footage of solar energy facilities mounted on buildings; areas consisting of other related facilities, structures, and equipment, including any other buildings or site amenities, deemed necessary for the production of solar energy on the farm; and the total contiguous or noncontiguous area(s) supporting any wind or biomass energy generation facilities and related infrastructure on the farm; and

WHEREAS, N.J.A.C. 2:76-24.4 allows for solar energy facilities on farms where the occupied area of the system is no more than one percent of the farm, which is approximately 43,821.4 sq. ft.; and

WHEREAS, the existing ground mounted solar energy facility consists of the area of the panels (approximately 2,159 sq. ft.) and a 20 ft. buffer area around the panels, which comprise an occupied area of approximately 7,485 sq. ft. and along with the trench (1,000 sq. ft.) connecting the panels to the meter located on the garage have a combined occupied area of 8,485 sq. ft. or 0.019% of the preserved Premises; and

WHEREAS, the proposed ground mounted solar energy facility consists of the area of the panels (approximately 1,300 sq. ft.) and a 20ft buffer area around the panels, which together comprise an occupied area of approximately 3,600 sq. ft. and along with the trench (550 sq. ft.) connecting the panels to the meters on the cottage and barn has a combined occupied area of 4,150 sq. ft. or 0.009% of the preserved Premise; and

WHEREAS, the existing and proposed solar energy generating systems along with the trenches connecting the panels to the meters located on the garage, cottage and

barn have an occupied area of approximately 12,635 sq./ft. or 0.029% of the preserved Premises; and

WHEREAS, N.J.A.C. 2:76-24.6 requires site disturbance associated with the solar energy facility, including but not limited to, grading, topsoil, and subsoil removal, excavation, and soil compaction, shall not exceed one acre on the Premises; and

WHEREAS, the proposed ground mounted solar energy facility requires site disturbance of approximately 8 square feet related to the posts that support the panels; and

WHEREAS, the Mercer CADB did not have a meeting within the 30-day comment period set forth in N.J.A.C. 2:76-24.8 and did not submit comments; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC finds that the Owner has complied with all the provisions of N.J.A.C. 2:76- 24.1 et seq. concerning the installation of a photovoltaic solar energy generation facility, structures and equipment on the Premises.
3. The SADC approves of the construction, installation, operation and maintenance of the new energy generation facilities, structures, and equipment consisting of approximately 4,150 sq. ft. of occupied area and 558 sq. ft. of site disturbance related to the posts that will support the panels and the trench connecting the panels to the Cottage and Barn, and having a rated capacity of 29,036 kWh's of energy as identified in Schedule "A", and as described further herein.
4. The total electrical energy demand for the Cottage and Barn on the Premises associated with this system is 29,165 kWh's annually.
5. This approval is non-transferable.
6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
7. This action is not effective until the Governor's review period expires pursuant to N.J.S.A 4:1C-4f.

5/26/2022
DATE

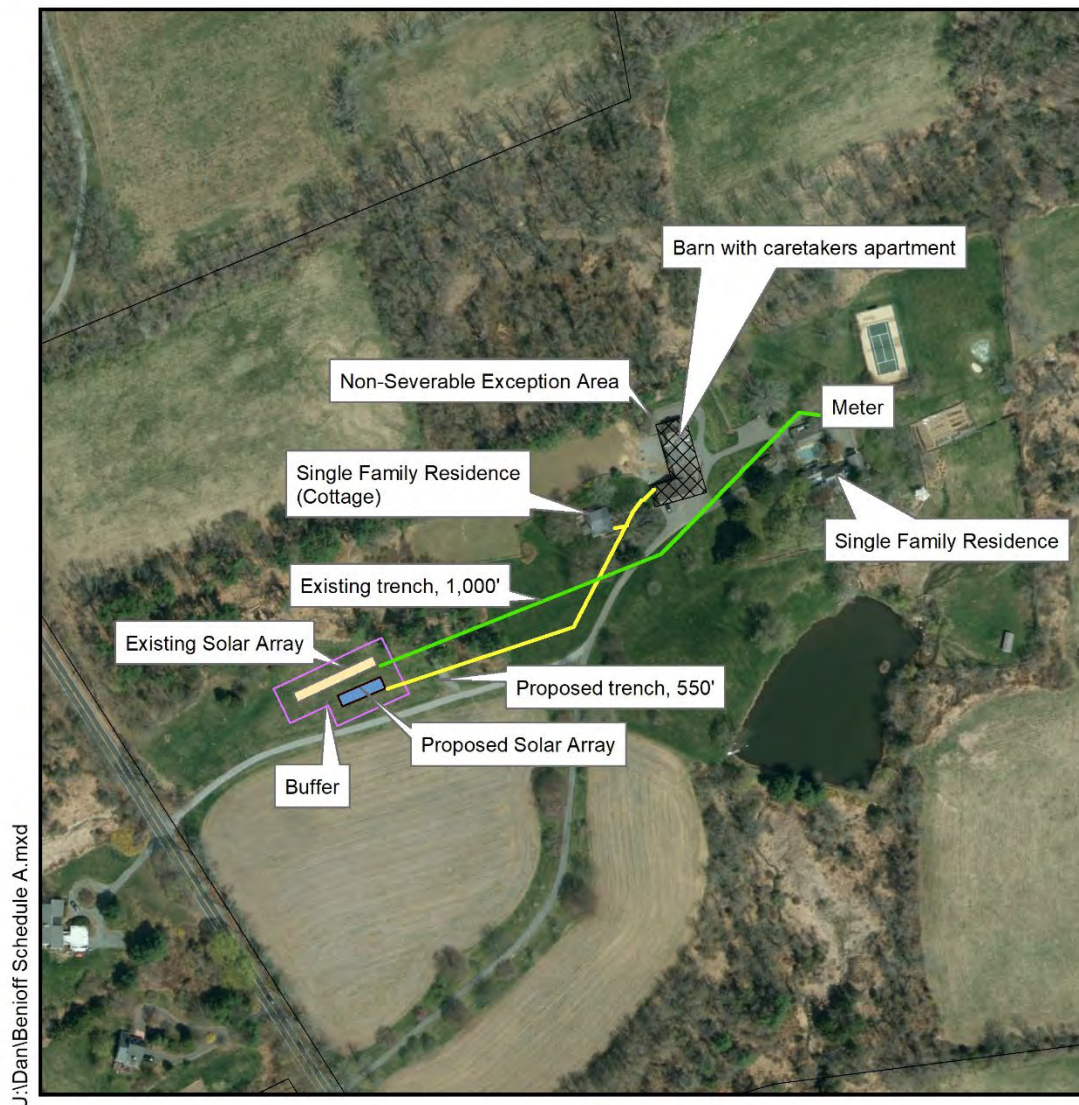


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Denis C. Germano, Esq.	ABSENT
Pete Johnson	YES
Cecile Murphy (rep. DEP Commissioner LaTourette)	ABSENT
Roger Kumpel	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
James Waltman	RECUSED
Richard Norz	YES
Douglas Fisher, Chairperson	YES

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Benioff Farm
Block 28, Lot 2.03
Hopewell Township, Mercer County
100.6- Acres



0 120 240 480 720 Feet

6/6/2022

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2022R5(2)**

**APPROVAL
Of
COUNTY PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND PROJECT AREA
SUMMARIES**

FY 2023 PIG PROGRAM

May 26, 2022

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a county shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agriculture development area authorized pursuant to the "Agriculture Retention and Development Act," P.L. 1983, c.32 (C.4:1C-11 et seq.); and
2. Establish a county agriculture development board (CADB), pursuant to N.J.S.A. 4:1C-14, to serve as the agricultural advisory committee; and
3. Prepare a comprehensive farmland preservation plan; and
4. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, including, but not limited to, a dedicated tax, repeated annual appropriations or repeated issuance of bonded indebtedness; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17 (N.J.A.C. 2:76-17) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a county farmland preservation planning incentive grant program; and

WHEREAS, recent amendments to Subchapter 17 (N.J.A.C. 2:76-17), effective August 3, 2020, were made to enhance the planning incentive grant program; and

WHEREAS, as a condition of eligibility for a grant, a county's comprehensive farmland preservation plan must now be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17.4(c); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.6, a county, in submitting an application to the SADC shall include a copy of the comprehensive farmland preservation plan; a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17.5; and a report

summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously allocated ; and

WHEREAS, to date, Atlantic, Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex and Warren Counties have submitted comprehensive farmland preservation plans and planning incentive grant applications; and

WHEREAS, the 18 total participants in the County Planning Incentive Grant Program identified 136 project areas targeted 4,916 farms and 204,412 acres at an estimated total cost of \$2,193,952,585, with a ten-year preservation goal of 95,625 acres, as summarized in the attached Schedule A; and

WHEREAS, of the 18 counties listed above, 12 counties, excluding Atlantic, Bergen, Camden, Ocean, Passaic and Sussex County, applied for funding under the 2023 County Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.6(b)1 and N.J.A.C. 2:76-17.6(b), in order to improve county and municipal farmland preservation coordination, the counties notified all municipalities in which targeted farms are located within a project area and provided evidence of municipal review and comment and, if appropriate, the level of funding the municipality is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, SADC staff reviewed and evaluated the counties' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area inventories are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

WHEREAS, of the 12 counties that applied for funding under the 2023 County Planning Incentive Grant round, three (3), Gloucester, Mercer and Warren Counties, have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17.4(c); and

WHEREAS, nine (9) counties that applied for funding under the 2023 County Planning Incentive Grant round, Burlington, Cape May, Cumberland, Hunterdon, Middlesex, Monmouth, Morris, Salem and Somerset Counties, have comprehensive farmland preservation plans that are greater than 10 years old ; and

WHEREAS, these (9) counties are actively revising their comprehensive farmland preservation plans but have yet to adopt the revisions; and

WHEREAS, the twelve (12) total applicants for the 2023 County Planning Incentive Grant round identified project areas targeting 1,524 farms and 49,714 acres at an estimated total cost of \$391,018,897, with a ten-year preservation goal of 19,000 acres, as summarized in the attached Schedule B.

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval to Gloucester, Mercer and Warren Counties' Planning Incentive Grant applications for the FY 2023 funding round as summarized in the attached Schedule B; and

BE IT FURTHER RESOLVED, that the SADC grants approval to Burlington, Cape May, Cumberland, Hunterdon, Middlesex, Monmouth, Morris, Salem and Somerset Counties' Planning Incentive Grant applications for the FY 2023 funding round, as summarized in the attached Schedule B, conditioned upon the counties readopting their comprehensive farmland preservation plans prior to the SADC's approval of its FY2023 appropriation request; and

BE IT FURTHER RESOLVED, that Atlantic, Bergen, Camden, Ocean, Passaic, and Sussex Counties' decisions to not apply to the 2023 County Planning Incentive Grant Program does not preclude their use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plans; and

BE IT FURTHER RESOLVED, that the SADC will monitor each county's funding plan and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Pursuant to N.J.A.C. 2:76-17.8(a)3 each county with an approved Planning Incentive Grant shall expend its grant funds within three years of the date the funds are appropriated. These funds will be considered expended upon the SADC's issuance of a grant containing the final remaining funds. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the county; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

5/26/2022
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Denis C. Germano, Esq.	ABSENT
Pete Johnson	YES
Cecile Murphy (rep. DEP Commissioner LaTourette)	ABSENT
Roger Kumpel	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
James Waltman	YES
Richard Norz	YES
Douglas Fisher, Chairperson	YES

Schedule A

**COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY**

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	609	9,753	\$43,816,368	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	40	525	\$7,045,400	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	167	11,858	\$81,395,500	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	122	2,688	\$22,065,210	258	1,393	3,147	2.00	\$7.600	No Set Amount
Cape May	6	74	2,959	\$14,203,200	100	500	1,000	1.00	\$4.900	No Set Amount
Cumberland	19	429	17,545	\$100,859,039	2,015	10,075	20,150	1.00	\$0.890	No Set Amount
Hopewell	1	26	771	\$3,424,927	158	788	1,231	0.00	\$0.072	\$0.072
Upper Deerfield	1	46	3,070	\$18,444,560	396	1,979	3,958	0.00	\$0.000	No Set Amount
Gloucester	11	858	17,272	\$207,264,000	1,000	4,000	8,000	4.00	\$10.512	\$5.149
Elk	2	25	971	\$10,678,910	75	377	754	1.00	\$0.038	\$0.038
Franklin	6	230	4,108	\$27,229,746	100	750	1,500	1.00	\$0.123	\$0.655
Woolwich	3	89	2,422	\$36,331,350	265	1,920	3,984	5.00	\$0.594	No Set Amount
Hunterdon	7	586	26,068	\$366,255,780	1,000	5,000	10,000	3.00	\$6.200	\$1.900
Alexandria	4	67	3,700	\$37,002,300	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	19	1,801	\$25,214,000	300	1,500	1,500	6.00	\$0.480	No Set Amount

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

East Amwell	1	16	1,231	\$17,234,000	185	925	1,848	4.00	\$0.268	\$0.268
Franklin	1	14	1,487	\$13,383,000	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	42	1,695	\$16,953,705	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	1	34	2,382	\$23,820,000	170	679	849	3.00	\$0.187	No Set Amount
Raritan	4	22	2,351	\$58,773,750	100	300	600	8.00	\$0.328	No Set Amount
Readington	1	36	1,794	\$21,528,000	100	600	1,065	2.00	\$0.664	No Set Amount
Tewksbury	3	69	1,759	\$35,180,000	100	300	1,000	5.00	\$0.789	No Set Amount
Union	4	17	629	\$5,409,400	50	200	500	0.20	\$0.139	\$0.050
West Amwell	1	126	3,047	\$30,470,000	100	300	500	0.60	\$0.320	\$0.070
Mercer	7	30	2,468	\$25,791,917	100	500	1,000	2.50	\$11.722	No Set Amount
Hopewell	1	18	1,282	\$25,640,000	150	500	854	3.00	\$1.145	No Set Amount
Middlesex	5	103	3,655	\$133,842,621	225	1,125	2,250	3.00	\$34.840	No Set Amount
Monmouth	6	88	8,630	\$220,062,450	541	2,599	4,075	2.50	\$36.375	\$1.100
Colts Neck	1	11	809	\$28,304,990	26	280	400	1.20	\$0.370	No Set Amount
Holmdel	1	11	299	\$25,138,803	11	25	85	2.50	\$1.076	No Set Amount
Howell	4	14	353	\$7,060,000	127	370	452	2.00	\$1.509	No Set Amount
Manalapan	1	12	577	\$11,540,000	131	659	1,318	2.00	\$1.444	No Set Amount
Marlboro	3	16	634	\$18,855,000	47	216	298	1.00	\$0.720	\$0.720

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

Millstone	4	29	2,456	\$71,224,000	200	600	1,000	6.00	\$1.137	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	550	1,000	1,500	6.00	\$785.000	No Set Amount
Morris	3	69	3,775	\$128,717,270	100	520	1,080	0.62	\$7.200	No Set Amount
Ocean	7	155	3,529	\$84,287,254	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	\$597,705	100	500	1,000	1.0	\$4.525	\$0.750
Salem	3	426	40,490	\$226,746,296	650	3,250	6,500	2.00	\$1.000	\$1.000
Alloway	1	16	749	\$7,490,000	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	35	882	\$5,289,618	25	125	250	2.00	\$0.036	\$0.036
Pilesgrove	4	43	3,052	\$27,767,821	203	1,304	2,608	3.00	\$0.139	\$0.139
Pittsgrove	1	198	4,102	\$23,709,560	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	1	192	8,208	\$61,560,000	700	3,500	7,000	2.00	\$0.067	\$0.068
Somerset	10	280	12,497	\$315,061,867	446	2,850	6,300	3.00	\$18.300	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	500	2,706	2,706	1.50	\$0.409	No Set Amount
Franklin	2	42	1,373	\$27,460,000	146	731	1,462	5.00	\$5.306	No Set Amount
Hillsborough	3	7	296	\$5,927,291	100	500	1,000	2.80	\$1.844	No Set Amount
Montgomery	1	14	672	\$23,131,006	50	300	454	4.00	\$1.576	No Set Amount

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT APPLICATION SUMMARY

Peapack & Gladstone	2	14	675	\$20,250,000	20	85	160	3.00	\$0.221	\$0.222
Sussex	10	234	10,536	\$57,977,729	850	4,500	8,500	0.23	\$0.400	\$0.200
Frankford	4	72	3,432	\$21,450,000	63	350	700	0.05	\$0.080	\$0.080
Green	3	49	1,674	\$10,881,000	150	675	1,300	0.02	\$0.064	No Set Amount
Warren	7	636	29,974	\$157,962,980	1,000	5,000	10,000	2.50	\$2.700	\$1.100
Blairstown	1	20	1,569	\$11,770,088	38	200	375	2.40	\$0.177	Undetermined
Franklin	2	38	1,203	\$24,056,000	100	500	1,000	5.00	\$5.306	No Set Amount
Freylinghuysen	7	62	2,149	\$13,967,980	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,542	\$10,264,000	174	1,092	1,573	4.00	\$0.240	\$0.240
Harmony	1	29	3,724	\$16,586,696	75	400	750	2.00	\$0.096	\$0.239
Hope	1	29	3,724	\$16,586,696	80	650	1,000	1.25	\$0.027	\$0.027
Knowlton	2	22	2,362	\$11,810,000	100	500	1,000	2.00	\$0.052	\$0.218
White	1	48	3,592	\$23,443,026	100	900	2,000	2.00	\$0.111	\$0.111
County Totals (18)	136	4,916	204,412	\$2,193,952,585	9,765	48,313	95,625		\$188.223	
Municipal Totals (44)	95	2,161	94,389	\$1,159,206,222	7,977	33,858	59,550		\$812.893	
Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.										
Date: 5/8/22										

Schedule B

**2023 COUNTY PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS**

County	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost Per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Burlington	4	177	11,986	\$81,393,734	\$6,791	1,000	5,000	10,000	1.50	\$19.00	No Set Amount
Cape May	6	74	2,959	\$14,203,200	\$4,800	100	500	1,000	1.00	\$4.90	No Set Amount
Cumberland	19	429	17,545	\$100,859,039	\$5,749	2,015	10,075	20,150	1.00	\$0.89	No Set Amount
Gloucester	11	858	17,272	\$207,264,000	\$12,000	1,000	4,000	8,000	4.00	\$10.51	\$5.15
Hunterdon	7	586	26,068	\$366,255,780	\$14,050	1,000	5,000	10,000	3.00	\$6.20	\$1.90
Mercer	7	30	2,468	\$25,791,917	\$10,450	100	500	1,000	2.50	\$11.72	No Set Amount
Middlesex	5	94	3,187	\$133,842,621	\$42,000	225	1,125	2,250	3.00	\$34.84	No Set Amount
Monmouth	6	88	8,630	\$220,062,450	\$25,500	541	2,599	4,075	2.50	\$36.38	\$1.10
Morris	3	69	3,775	\$128,717,270	\$34,100	100	520	1,080	0.62	\$7.20	No Set Amount
Salem	3	426	40,490	\$226,746,296	\$5,600	650	3,250	6,500	2.00	\$1.00	\$1.00
Somerset	10	280	12,497	\$315,061,867	\$25,211	446	2,850	6,300	3.00	\$18.30	No Set Amount
Warren	7	636	29,974	\$157,962,980	\$5,270	1,000	5,000	10,000	2.50	\$2.70	\$1.10

Schedule B

**2023 COUNTY PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS**

County	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost Per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
2023 County PIG Totals											
Approval Totals	25	1,524	49,714	\$391,018,897		2,100	9,500	19,000	9	\$24.93	
Conditional Approval Totals	63	2,223	127,135	\$1,587,142,256		6,077	30,919	61,355	18	\$128.70	
Total	88	3,747	176,850	\$1,978,161,153		8,177	40,419	80,355	27	\$153.64	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2022R5(3)**

**APPROVAL OF
MUNICIPAL PLANNING INCENTIVE GRANT ("PIG") APPLICATIONS
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND
PROJECT AREA SUMMARIES**

FY 2023 PIG PROGRAM

May 26, 2022

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a municipality shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agricultural development area ("ADA") authorized pursuant to the Agriculture Retention and Development Act, P.L. 1983, c.32 (C.4:1C-11 et seq.); and
2. Establish an agricultural advisory committee composed of at least three, but not more than five, residents with a majority of the members actively engaged in farming and owning a portion of the land they farm; and
3. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, such as, but not limited to, repeated annual appropriations or repeated issuance of bonded indebtedness, which the SADC deems to be, in effect, a dedicated source of funding; and
4. Prepare a farmland preservation plan element pursuant to paragraph (13) of section 19 of P.L. 1975, c.291 (C.40:55D-28) in consultation with the agricultural advisory committee; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17A (N.J.A.C. 2:76-17A) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a municipal farmland preservation planning incentive grant program; and

WHEREAS, recent amendments to Subchapter 17A (N.J.A.C. 2:76-17A), effective August 3, 2020, were made to enhance the planning incentive grant program; and

WHEREAS, as a condition of eligibility for a grant, a county's comprehensive farmland preservation plan must now be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland plan element, a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17A.5; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously allocated; and

WHEREAS, to date, the SADC has received 44 comprehensive farmland preservation plans and municipal planning incentive grant applications pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, in total, the 44 municipal planning incentive grant participants identified 95 project areas in 9 counties and targeted 2,161 farms and 94,389 acres at an estimated total cost of, \$1,159,206,222, with a ten-year preservation goal of 59,550 acres as summarized in the attached Schedule A; and

WHEREAS, of the 44 municipalities, 31 applied for funding under the 2023 Municipal Planning Incentive Grant Program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(b)1 and N.J.A.C. 2:76-17A.6(b)2, in order to improve municipal and county farmland preservation coordination, the municipalities forwarded their applications to the county for review and provided evidence of county review and comment and, if appropriate, the level of funding the county is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, SADC staff reviewed and evaluated the municipalities' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

WHEREAS, 24 of the 31 municipalities that applied for funding under the 2023 Municipal Planning Incentive Grant Program have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, Kingwood Township, Hunterdon County; and West Amwell Township, Hunterdon County, have comprehensive farmland preservation plans greater than 10 years old and are actively revising these plans and anticipate readoption in advance of the SADC's approval of the FY2023 appropriation request; and

WHEREAS, five (5) municipalities, East Amwell Township, Hunterdon County; Holmdel Township, Monmouth County; Manalapan Township, Monmouth County; Hillsborough Township, Somerset County; and Montgomery Township, Somerset County, have comprehensive farmland preservation plans greater than 10 years old; and

WHEREAS, since a municipality must review and readopt its comprehensive farmland preservation plan every 10 years in accordance with N.J.A.C. 2:76-17A.4(b), the above five municipalities are currently not eligible for additional grant funding pursuant to N.J.A.C. 2:76-17A.3(a)3.

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval of the Municipal Planning Incentive Grant applications submitted under the FY23 program funding round, and eligible for funding, as summarized in the attached Schedule B; and

BE IT FURTHER RESOLVED, that the SADC's approval of the Municipal Planning Incentive Grant application for Kingwood Township, Hunterdon County; and West Amwell Township, Hunterdon County is conditioned upon readoption of their comprehensive farmland preservation plans prior to SADC's approval of its FY23 appropriation request; and

BE IT FURTHER RESOLVED, a municipalities' decision to not apply to the 2023 Municipal Planning Incentive Grant Program does not preclude its use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plan; and

BE IT FURTHER RESOLVED, that funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and that the SADC's approval of State funding is subject to Legislative appropriation of funds and the Governor signing the respective appropriation bills; and

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality's funding plan and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan pursuant to N.J.A.C 2:76-17A.8(a)2. Each Planning Incentive Grant municipality shall expend its grant funds within three years of the date the funds are appropriated. These funds will be considered expended upon the SADC's issuance of a grant containing the final remaining funds. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

__5/26/2022__
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Denis C. Germano, Esq.	ABSENT
Pete Johnson	YES
Cecile Murphy (rep. DEP Commissioner LaTourette)	ABSENT
Roger Kumpel	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
James Waltman	YES
Richard Norz	YES
Douglas Fisher, Chairperson	YES

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	609	9,753	\$43,816,368	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	40	525	\$7,045,400	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	167	11,858	\$81,395,500	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	122	2,688	\$22,065,210	258	1,393	3,147	2.00	\$7.600	No Set Amount
Cape May	6	74	2,959	\$14,203,200	100	500	1,000	1.00	\$4.900	No Set Amount
Cumberland	19	429	17,545	\$100,859,039	2,015	10,075	20,150	1.00	\$0.890	No Set Amount
Hopewell	1	26	771	\$3,424,927	158	788	1,231	0.00	\$0.072	\$0.072
Upper Deerfield	1	46	3,070	\$18,444,560	396	1,979	3,958	0.00	\$0.000	No Set Amount
Gloucester	11	858	17,272	\$207,264,000	1,000	4,000	8,000	4.00	\$10.512	\$5.149
Elk	2	25	971	\$10,678,910	75	377	754	1.00	\$0.038	\$0.038
Franklin	6	230	4,108	\$27,229,746	100	750	1,500	1.00	\$0.123	\$0.655
Woolwich	3	89	2,422	\$36,331,350	265	1,920	3,984	5.00	\$0.594	No Set Amount

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project	# of Targeted	Targeted Farms	Estimated Total Cost	1-Year Acreage	5-Year Acreage	10-Year Acreage	Dedicated Tax	Annual Tax	Annual Tax for Farmland
Hunterdon	7	586	26,068	\$366,255,780	1,000	5,000	10,000	3.00	\$6.200	\$1.900
Alexandria	4	67	3,700	\$37,002,300	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	19	1,801	\$25,214,000	300	1,500	1,500	6.00	\$0.480	No Set Amount
East Amwell	1	16	1,231	\$17,234,000	185	925	1,848	4.00	\$0.268	\$0.268
Franklin	1	14	1,487	\$13,383,000	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	42	1,695	\$16,953,705	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	1	34	2,382	\$23,820,000	170	679	849	3.00	\$0.187	No Set Amount
Raritan	4	22	2,351	\$58,773,750	100	300	600	8.00	\$0.328	No Set Amount
Readington	1	36	1,794	\$21,528,000	100	600	1,065	2.00	\$0.664	No Set Amount
Tewksbury	3	69	1,759	\$35,180,000	100	300	1,000	5.00	\$0.789	No Set Amount
Union	4	17	629	\$5,409,400	50	200	500	0.20	\$0.139	\$0.050
West Amwell	1	126	3,047	\$30,470,000	100	300	500	0.60	\$0.320	\$0.070
Mercer	7	30	2,468	\$25,791,917	100	500	1,000	2.50	\$11.722	No Set Amount
Hopewell	1	18	1,282	\$25,640,000	150	500	854	3.00	\$1.145	No Set Amount
Middlesex	5	103	3,655	\$133,842,621	225	1,125	2,250	3.00	\$34.840	No Set Amount
Monmouth	6	88	8,630	\$220,062,450	541	2,599	4,075	2.50	\$36.375	\$1.100

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project	# of Targeted	Targeted Farms	Estimated Total Cost	1-Year Acreage	5-Year Acreage	10-Year Acreage	Dedicated Tax	Annual Tax	Annual Tax for Farmland
Colts Neck	1	11	809	\$28,304,990	26	280	400	1.20	\$0.370	No Set Amount
Holmdel	1	11	299	\$25,138,803	11	25	85	2.50	\$1.076	No Set Amount
Howell	4	14	353	\$7,060,000	127	370	452	2.00	\$1.509	No Set Amount
Manalapan	1	12	577	\$11,540,000	131	659	1,318	2.00	\$1.444	No Set Amount
Marlboro	3	16	634	\$18,855,000	47	216	298	1.00	\$0.720	\$0.720
Millstone	4	29	2,456	\$71,224,000	200	600	1,000	6.00	\$1.137	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	550	1,000	1,500	6.00	\$785.000	No Set Amount
Morris	3	69	3,775	\$128,717,270	100	520	1,080	0.62	\$7.200	No Set Amount
Ocean	7	155	3,529	\$84,287,254	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	\$597,705	100	500	1,000	1.0	\$4.525	\$0.750
Salem	3	426	40,490	\$226,746,296	650	3,250	6,500	2.00	\$1.000	\$1.000
Alloway	1	16	749	\$7,490,000	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	35	882	\$5,289,618	25	125	250	2.00	\$0.036	\$0.036
Pilesgrove	4	43	3,052	\$27,767,821	203	1,304	2,608	3.00	\$0.139	\$0.139
Pittsgrove	1	198	4,102	\$23,709,560	255	1,018	3,054	1.00	\$0.060	No Set Amount

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project	# of Targeted	Targeted Farms	Estimated Total Cost	1-Year Acreage	5-Year Acreage	10-Year Acreage	Dedicated Tax	Annual Tax	Annual Tax for Farmland
Upper Pittsgrove	1	192	8,208	\$61,560,000	700	3,500	7,000	2.00	\$0.067	\$0.068
Somerset	10	280	12,497	\$315,061,867	446	2,850	6,300	3.00	\$18.300	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	500	2,706	2,706	1.50	\$0.409	No Set Amount
Franklin	2	42	1,373	\$27,460,000	146	731	1,462	5.00	\$5.306	No Set Amount
Hillsborough	3	7	296	\$5,927,291	100	500	1,000	2.80	\$1.844	No Set Amount
Montgomery	1	14	672	\$23,131,006	50	300	454	4.00	\$1.576	No Set Amount
Peapack & Gladstone	2	14	675	\$20,250,000	20	85	160	3.00	\$0.221	\$0.222
Sussex	10	234	10,536	\$57,977,729	850	4,500	8,500	0.23	\$0.400	\$0.200
Frankford	4	72	3,432	\$21,450,000	63	350	700	0.05	\$0.080	\$0.080
Green	3	49	1,674	\$10,881,000	150	675	1,300	0.02	\$0.064	No Set Amount
Warren	7	636	29,974	\$157,962,980	1,000	5,000	10,000	2.50	\$2.700	\$1.100
Blairstown	1	20	1,569	\$11,770,088	38	200	375	2.40	\$0.177	Undetermined
Franklin	2	38	1,203	\$24,056,000	100	500	1,000	5.00	\$5.306	No Set Amount
Freylinghuysen	7	62	2,149	\$13,967,980	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,542	\$10,264,000	174	1,092	1,573	4.00	\$0.240	\$0.240
Harmony	1	29	3,724	\$16,586,696	75	400	750	2.00	\$0.096	\$0.239

Schedule A

**COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY**

County / Municipality	# of Project	# of Targeted	Targeted Farms	Estimated Total Cost	1-Year Acreage	5-Year Acreage	10-Year Acreage	Dedicated Tax	Annual Tax	Annual Tax for Farmland
Hope	1	29	3,724	\$16,586,696	80	650	1,000	1.25	\$0.027	\$0.027
Knowlton	2	22	2,362	\$11,810,000	100	500	1,000	2.00	\$0.052	\$0.218
White	1	48	3,592	\$23,443,026	100	900	2,000	2.00	\$0.111	\$0.111

County Totals (18)	136	4,916	204,412	\$2,193,952,585	9,765	48,313	95,625		\$188.223	
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Municipal Totals (44)	95	2,161	94,389	\$1,159,206,222	7,977	33,858	59,550		\$812.893	
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Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

Date: 5/8/22

Schedule B

**2023 MUNICIPAL PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS**

Municipality	County	Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost Per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Hopewell	Cumberland	1	26	771	\$3,424,927	\$4,440	158	788	1,231	0.00	0.072	0.072
Franklin	Gloucester	6	230	4,108	\$27,229,746	\$6,628	100	750	1,500	1.00	\$0.123	\$0.655
Delaware	Hunterdon	2	19	1,801	\$25,214,000	\$14,000	300	1,500	1,500	6.00	\$0.480	No Set Amount
East Amwell	Hunterdon	1	16	1,231	\$17,234,000	\$14,000	185	925	1,848	4.00	\$0.268	\$0.268
Holland	Hunterdon	4	42	1,695	\$16,953,705	\$10,000	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	Hunterdon	1	34	2,382	\$23,820,000	\$10,000	170	679	849	3.00	\$0.187	No Set Amount
Raritan	Hunterdon	4	22	2,351	\$58,773,750	\$25,000	100	300	600	8.00	\$0.328	No Set Amount
Readington	Hunterdon	1	36	1,794	\$21,528,000	\$12,000	100	600	1,065	2.00	\$0.664	No Set Amount
Union	Hunterdon	4	17	629	\$5,409,400	\$8,600	50	200	500	0.02	\$0.139	\$0.050
West Amwell	Hunterdon	1	126	3,047	\$30,470,000	\$10,000	100	300	500	0.06	\$0.320	\$0.070
Hopewell	Mercer	1	18	1,282	\$25,640,000	\$20,000	150	500	854	3.00	\$1.145	No Set Amount
Colts Neck	Monmouth	1	11	809	\$28,304,990	\$35,000	26	280	400	1.20	\$0.370	No Set Amount

Schedule B

2023 MUNICIPAL PLANNING INCENTIVE GRANT APPROVAL APPLICATIONS

Municipality	County	Project Areas	# of Targeted	Targeted Farms	Estimated Total Cost	Estimated Cost Per	1-Year Acreage	5-Year Acreage	10-Year Acreage	Dedicated Tax	Annual Tax	Annual Tax for Farm
Holmdel	Monmouth	1	11	299	\$25,138,803	\$84,205	11	25	85	2.50	\$1.076	No Set Amount
Howell	Monmouth	4	14	353	\$7,060,000	\$20,000	127	370	452	2.00	\$1.509	No Set Amount
Manalapan	Monmouth	1	12	577	\$11,540,000	\$20,000	131	659	1,318	2.00	\$1.444	No Set Amount
Millstone	Monmouth	4	29	2,456	\$71,224,000	\$29,000	200	600	1,000	6.00	\$1.137	No Set Amount
Alloway	Salem	1	16	749	\$7,490,000	\$10,000	200	400	600	0.05	\$0.014	No Set Amount
Mannington	Salem	1	35	882	\$5,289,618	\$6,000	25	125	250	2.0	\$0.036	\$0.036
Pilesgrove	Salem	4	43	3,052	\$27,767,821	\$9,099	203	1,304	2,608	3.00	\$0.139	\$0.139
Pittsgrove	Salem	1	198	4,102	\$23,709,560	\$5,780	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	Salem	1	192	8,208	\$61,560,000	\$7,500	700	3,500	7,000	2.00	\$0.070	\$0.070
Franklin	Somerset	2	38	1,203	\$24,056,000	\$20,000	100	500	1,000	5.00	\$5.306	No Set Amount
Hillsborough	Somerset	3	7	296	\$5,927,291	\$20,000	100	500	1,000	2.80	\$1.844	No Set Amount
Montgomery	Somerset	1	14	672	\$23,131,006	\$34,436	50	300	454	4.00	\$1.576	No Set Amount
Green	Sussex	3	49	1,674	\$10,881,000	\$6,500	150	675	1,300	0.02	\$0.064	No Set Amount

Schedule B

**2023 MUNICIPAL PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS**

Municipality	County	Project Areas	# of Targeted	Targeted Farms	Estimated Total Cost	Estimated Cost Per	1-Year Acreage	5-Year Acreage	10-Year Acreage	Dedicated Tax	Annual Tax	Annual Tax for Farm
Blairstown	Warren	1	20	1,569	\$11,770,088	\$7,500	38	200	375	2.40	\$0.177	Undetermined
Freylinghuysen	Warren	7	62	2,149	\$13,967,980	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Harmony	Warren	1	47	2,747	\$14,416,256	\$5,248	75	400	750	2.00	\$0.096	\$0.239
Hope	Warren	1	29	3,724	\$16,586,696	\$4,454	80	650	1,000	1.25	\$0.027	\$0.027
Knowlton	Warren	2	22	2,362	\$11,810,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.218
White	Warren	1	48	3,592	\$23,443,026	\$6,527	100	900	2,000	2.00	\$0.111	\$0.111
2023 MUN. PIG FINAL APPROVAL TOTALS												
Approval Totals		58	1,263	54,062	\$543,510,563		4,085	17,980	32,691	55.94	\$12.258	
Conditional Approval Totals		2	160	5,429	\$54,290,000		270	979	1,349	3.06	\$0.507	
Total		60	1,423	59,491	\$597,800,563		\$4,354	\$18,960	\$34,040	59.00	\$12.764	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2022R5(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Levin, Saul J. ("Owner")
SADC ID# 06-0216-PG
Deerfield Township, Cumberland County
N.J.A.C. 2:76-17 et seq.**

MAY 26, 2022

WHEREAS, on May 27, 2021, it was determined that the application for the sale of a development easement for the subject farm identified as Block, 76 Lot 1, Block 78, Lot 3 & 45, Deerfield Township, Cumberland County, totaling approximately 80.47 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

WHEREAS, the Owner read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Green Light Approval and certification of easement value were conditioned upon the SADC's approval of the County's 2023 Comprehensive Farmland Preservation Plan annual update to include this property as a targeted farm; and

WHEREAS, the SADC approved the annual update on May 26, 2022, to add the Property as a targeted farm; and

WHEREAS, the targeted Property is located in the County's Deerfield-Upper Deerfield South Project Area; and

WHEREAS, the Property includes no exception areas, resulting in approximately 80.47 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) Zero (0) housing opportunities
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, the Property has a quality score of 52.58 which exceeds 42, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 14, 2021, in accordance with

Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$6,000 per acre based on zoning and environmental regulations in place as of the current valuation date July 1, 2020; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,000 per acre for the purchase of the development easement on the Premises; and

WHEREAS, on February 22, 2022, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on December 15, 2021, the Deerfield Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 18, 2021, the Cumberland County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 26, 2021, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$2,100 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 82.884 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 82.884 acres):

	Total	Per/acre
SADC	\$323,247.60	(\$3,900/acre)
<u>County</u>	<u>\$174,056.40</u>	<u>(\$2,100/acre)</u>
Total Easement Purchase	\$497,304.00	(\$6,000/acre)

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d) (f), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting \$323,247.60 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

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

2. The Green Light Approval and certification of easement value were conditioned upon the SADC's approval of the Township's 2023 Comprehensive Farmland Preservation Plan annual update to include this property as a targeted farm, and on May 26, 2022, the SADC approved the annual update to add the Property as a targeted farm.
3. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 82.884 net easement acres, at a State cost share of \$3,900 per acre, (65% of certified easement value and purchase price), for a total grant of approximately \$323,247.60 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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

____5/26/2022____
Date

________
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Denis C. Germano, Esq.	ABSENT
Pete Johnson	YES
Cecile Murphy (rep. DEP Commissioner LaTourette)	ABSENT
Roger Kumpel	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
James Waltman	YES
Richard Norz	YES
Douglas Fisher, Chairperson	YES

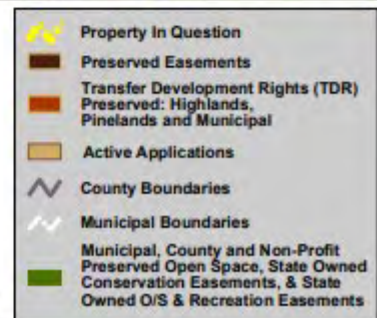
Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Levin, Saul J.
Block 76 Lot 1 (10.1 ac); Block 78 Lots 3 (31.1 ac) & 45 (37.0 ac)
Gross Total = 78.2 ac
Deerfield Twp., Cumberland County

2,000 1,000 0 2,000 4,000 6,000 Feet

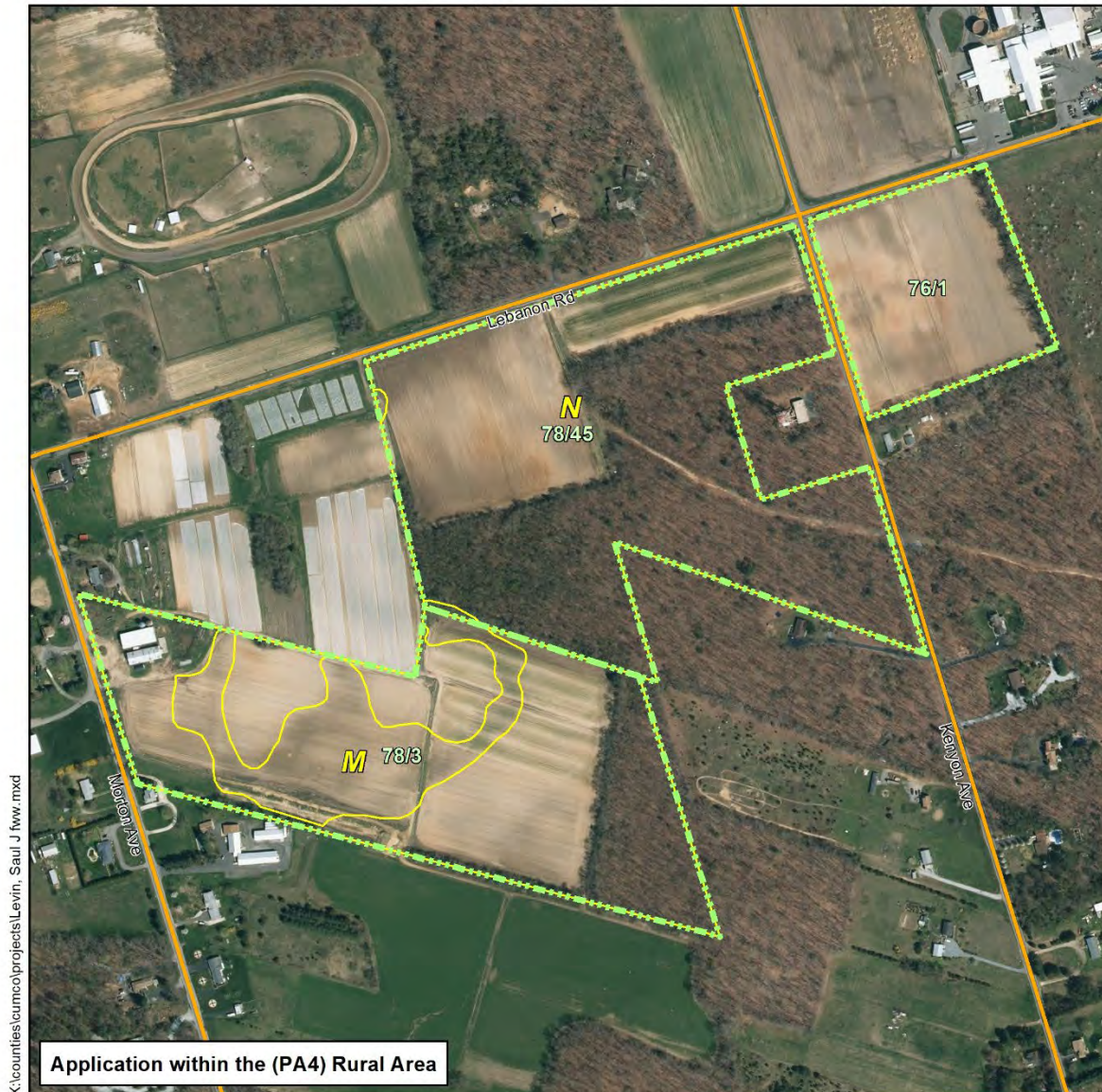


NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDOT/GIS 2015 Digital Aerial Image

August 25, 2020

Wetlands



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Levin, Saul J.
Block 76 Lot 1 (10.1 ac); Block 78 Lots 3 (31.1 ac) & 45 (37.0 ac)
Gross Total = 78.2 ac
Deerfield Twp., Cumberland County

500 250 0 500 1,000 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2015 Digital Aerial Image

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

- Property In Question
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads

Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

August 25, 2020

Cumberland County

Encumber/Expended	FY09	-	-	-	-	-	-	-	-
Encumber/Expended	FY11	-	-	1,500,000.00	-	-	3,000,000.00	-	-
Encumber/Expended	FY13	-	-	1,000,000.00	-	-	4,997,872.38	2,127.62	-
Encumber/Expended	FY17	-	-	1,000,000.00	-	96,076.50	2,410,427.30	2,493,496.20	-
Encumber/Expended	FY18	-	-	-	-	-	-	-	-
Encumber/Expended	FY20	747,236.80	450,918.00	653,131.60	148,713.60	-	-	2,000,000.00	-
Encumber/Expended	FY21	-	-	-	2,000,000.00	-	-	-	2,000,000.00
Encumber/Expended	FY22	-	-	-	2,000,000.00	-	-	-	-
Total				4,148,713.60				2,127.62	2,493,496.20
								2,000,000.00	2,000,000.00

COUNTY OF Cumberland Deerfield Twp. 0603
APPLICANT Levin, Saul J.

SOILS:	Prime	82%	*	.15	=	12.30
	Statewide	18%	*	.1	=	1.80

TILLABLE SOILS:	Cropland Harvested	64 % *	.15	=	9.60
	Woodlands	36 % *	0	=	.00

BOUNDARIES	Farmland (Unrestricted)	51% *	.06	=	3.06
AND BUFFERS:	Residential Development	43% *	0	=	.00
	Woodlands	6% *	.06	=	.36

CONTIGUOUS PROPERTIES / DENSITY:	Levin	Restricted Farm or Current Application	2
	Cedar Rose Winery	Restricted Farm or Current Application	2

LOCAL COMMITMENT: 100% * 17 = 17.00

SIZE: SIZE SCORE: 3.31

IMMINENCE OF CHANGE SCORE: 1.15

EXCEPTIONS: EXCEPTION SCORE: .00

TOTAL SCORE: 52.58

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2022R5(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
PITTSBURGH TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Burt, Barbara J. & Menajlo-Moore, Venetia ("Owners")
SADC ID#17-0238-PG
Pittsburgh Township, Salem County
N.J.A.C. 2:76-17A. et seq.**

MAY 26, 2022

WHEREAS, on July 26, 2021, it was determined that the application for the sale of a development easement for the subject farm identified as Block 903, Lot 3, Pittsburgh Township, Salem County, totaling approximately 19.5 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a) and the Township has met the Municipal Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

WHEREAS, the Owners read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the targeted Property is located in the Township's Project Area; and

WHEREAS, the Property includes no exception areas resulting in approximately 19.5 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Property includes:

- 1) Zero (0) exceptions,
- 2) Zero (0) housing opportunities
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, the Green Light Approval and certification of easement value were conditioned upon the SADC's approval of the Township's Comprehensive Farmland Preservation Plan annual update to include this property in a project area as a targeted farm; and

WHEREAS, the SADC approved the annual update on May 26, 2022 to add the Property as a targeted farm inside a project area; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on October 27, 2021, the SADC certified a development easement value of \$5,700 per acre based on zoning and environmental regulations in place as of the current valuation date October 15, 2021; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.12, the Owner accepted the Township's offer of \$5,700 per acre for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on February 23, 2022, the Pittsgrove Township Committee approved the application for the sale of development easement and a funding commitment of \$975 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on February 23, 2022, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on March 2, 2022, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$975 per acre to cover the local cost share; and

WHEREAS, the Municipality has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 20.09 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 20.09 acres):

	Total	Per/acre
SADC	\$75,337.50	(\$3,750/acre)
Pittsgrove Township	\$19,587.75	(\$975/acre)
<u>Salem County</u>	<u>\$19,587.75</u>	<u>(\$975/acre)</u>
Total Easement Purchase	\$114,513.00	(\$5,700/acre)

WHEREAS, pursuant to N.J.A.C. 2:76 17A.14 (d) (f), if there are insufficient funds available in a Municipality's base grant, it may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the Township is requesting \$75,337.50 in base grant which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Premises, comprising approximately 20.09 net easement acres, at a State cost share of \$3,750 per acre, (65.79% of certified easement value and purchase price), for a total grant of approximately \$75,337.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC will be providing its grant directly to the County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b).
6. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

___5/26/2022___
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Denis C. Germano, Esq.	ABSENT
Pete Johnson	YES
Cecile Murphy (rep. DEP Commissioner LaTourette)	ABSENT
Roger Kumpel	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
James Waltman	YES
Richard Norz	YES
Douglas Fisher, Chairperson	YES

Wetlands



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Burt, Barbara J. & Menajlo-Moore, Venetia
Block 903 Lot 3 (19.5 ac)
Gross Total = 19.5 ac
Pittsgrove Twp., Salem County

200 100 0 200 400 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2015 Digital Aerial Image

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



	Property In Question
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads

Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

May 11, 2021

Preserved Farms and Active Applications Within Two Miles

X:\counties\sa\co\projects\Burt, Barbara J & Menajlo-Moore, Venetia 2mile.mxd



Application within the (PA5) Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Burt, Barbara J. & Menajlo-Moore, Venetia
Block 903 Lot 3 (19.5 ac)
Gross Total = 19.5 ac
Pittsgrove Twp., Salem County

2,000 1,000 0 2,000 4,000 6,000 Feet



- 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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJOTI/OGIS 2015 Digital Aerial Image

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

May 11, 2021

SADC Municipal Pig Financial Status
Schedule B

Pittsgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant				Competitive Funds				
										Fiscal Year 09		750,000.00	Maximum Grant Fiscal Year 20 500,000.00 Fiscal Year 21 500,000.00	Competitive Fund Balance		Fiscal Year 20 5,000,000.00 Fiscal Year 21 5,000,000.00		
										Fiscal Year 11		500,000.00						
SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY 20 Balance	FY 21 Balance
17-0107-PG	Walters	19.3300	19.3300	4,900.00	3,340.00	94,717.00	64,562.20			64,562.20	64,562.20	64,562.20	4,750,000.00				500,000.00	500,000.00
17-0095-PG	Schmidt	89.9000	89.9000	7,100.00	4,450.00	638,290.00	400,055.00	360,083.22	241,848.22	400,055.00	158,206.78	158,206.78	3,840,032.66					
17-0139-PG	Kupelian	36.4660	36.4660	8,100.00	4,950.00	295,374.60	180,506.70			180,506.70	180,506.70	180,506.70	3,681,825.88					
17-0145-PG	Dubois Farm Properties LLC	64.1180	64.1180	7,950.00	4,875.00	509,738.10	312,575.25			312,575.25	312,575.25	312,575.25	3,501,319.18					
17-0176-PG	CTI Solutions	86.0620	86.0620	3,700.00	2,620.00	318,429.40	225,482.44			221,390.00	225,482.44	225,482.44	3,188,743.93					
17-0139-PG	Kupelian ancillary											4,437.50	2,963,261.49					
17-0145-PG	Dubois ancillary											4,913.00	2,958,823.99					
17-0176-PG	CTI Solutions ancillary											5,958.50	2,953,910.99					
17-0095-PG	Schmidt ancillary											6,274.25	2,947,952.49					
17-0107-PG	Walters ancillary											3,750.00	2,941,678.24					
17-0200-PG	Rodriguez, Joanne L.	38.9510	38.9510	5,600.00	3,700.00	218,125.60	144,118.70			149,184.00	144,118.70	144,118.70	2,937,928.24					
17-0211-PG	Helig, Nolan R. & Devorah W.	36.7180	36.7180	7,100.00	4,450.00	258,440.00	163,395.10			161,980.00	163,395.10	163,395.10	2,793,809.54					
17-0208-PG	Rizzo, Jr., Anthony D. & Kathleen	30.8640	30.8320	4,700.00	3,220.00	144,910.40	99,279.04			90,707.40	99,279.04	99,279.04	2,630,414.44					
17-0213-PG	Mihalecz, Eric J. & Shelly R.	21.5090	21.5090	5,400.00	3,600.00	116,148.60	77,432.40			81,000.00	77,432.40	77,432.40	2,531,135.40					
17-0215-PG	Bauman, Anna L.	54.0750	54.0750	7,300.00	4,550.00	394,747.50	246,041.25			246,610.00	246,041.25	246,041.25	2,453,703.00					
	Helig Ancillary											4,692.50	2,207,661.75					
	Rizzo Ancillary											4,709.00	2,202,969.25					
17-0219-PG	JWP Properties LLC	28.5900	28.5650	4,400.00	2,620.00	125,686.00	74,840.30			76,111.00	74,840.30		2,198,260.25					
	Bauman and Mihalecz Ancillary											10,519.00	2,123,419.95					
17-0216-PG	Mihalecz, Estate of Teresa	35.5000	36.5600	5,650.00	3,725.00	206,564.00	136,186.00			136,186.00			2,112,900.95					
17-0227-PG	Crisanti, Dennis	21.4670	21.4670	5,100.00	3,450.00	109,481.70	74,061.15			75,384.00	74,061.15		1,976,714.95					
17-0238-PG	Burt, Barbara J. & Menajlo-Moore, Venetia	19.5000	20.0900	5,700.00	3,750.00	114,513.00	75,337.50			75,337.50			1,902,653.80					
													1,827,316.30					
Closed	16	648.4970	648.6100			4,312,284.55	2,728,713.86	360,083.22	241,848.22									
Encumbered	4	105.0570	106.6820			556,244.70	360,424.95	-	-									
										Encumber/Expended FY09	-	-	750,000.00	-				
										Encumber/Expended FY11	-	-	500,000.00	-				
										Encumber/Expended FY13	-	-	500,000.00	-				
										Encumber/Expended FY17	-	-	500,000.00	-				
										Encumber/Expended FY19	211,523.50	148,901.45	312,258.75	327,316.30				
										Encumber/Expended FY20								
										Encumber/Expended FY21	-	-	-	500,000.00	-	-	500,000.00	500,000.00
										Encumber/Expended FY22	-	-	-	1,000,000.00	-	-		
										Total			1,827,316.30				500,000.00	500,000.00

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Burt, Barbara J. & Menajlo-Moore, Venetia

17-0238-PG

PIG EP - Municipal 2007 Rule

20 Acres

Block 903	Lot 3	Pittsgrove Twp.	Salem County
SOILS:		Other	12% * 0 = .00
		Prime	88% * .15 = 13.20
			SOIL SCORE: 13.20
TILLABLE SOILS:		Cropland Harvested	52% * .15 = 7.80
		Wetlands/Water	10% * 0 = .00
		Woodlands	38% * 0 = .00
			TILLABLE SOILS SCORE: 7.80
FARM USE:	Corn-Cash Grain	20 acres	according to FAI

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions:
 1. This farm must be included in the County's Comprehensive Farmland Preservation Plan as a targeted farm inside a Project Area prior to the SADC granting Final Approval.
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2022R5(6)

**Preliminary Approval of SADC Easement Purchase
on an "Other" FARM**

**On the Property of
Mecouch, Clifford W. & Rose M.**

MAY 26, 2022

Subject Property: **Mecouch, Clifford W. & Rose M.**
Block 4701, Lots 18, 20, & 24 – Pennsville Township, Salem County
SADC ID#:17-0372-DE

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

WHEREAS, on November 17, 2021, the SADC received a development easement sale application from Clifford and Rose Mecouch, hereinafter "Owner," identified as Block 4701, Lots 18, 20, & 24, Pennsville Township, Salem County, hereinafter "the Property," totaling approximately 198.2 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 3.3-acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses and one (1), approximately 19.1 acre non-severable exception area that is already encumbered by an existing Wetlands Reserve Easement (WRE) held by Natural Resources Conservation Service (NRCS) resulting in approximately 175.8 net acres to be preserved; and

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

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

WHEREAS, the application has been evaluated for the sale of development easement pursuant to N.J.A.C. 2:76-11.5 and the State Acquisition Selection Criteria approved by the SADC on September 9, 2020, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 37.80 and contains approximately 175.8 net acres (Schedule B); and

WHEREAS, the Property does not meet the SADC's Salem County minimum criteria for the "Alternate" category which requires a quality score of at least 48 combined with at least 69 acres, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and pursuant to N.J.A.C. 2:76-11.6(b)i. there are no "priority" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. Because this 198.2-acre farm is significantly larger than the average farm size and the acreage criteria for a "Priority" farm in Salem County, has approximately 41% Prime soils and 56% Statewide Important soils, and is directly adjacent to a large NJDEP Wildlife Management Area, the SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5; and
2. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120 day option agreement with the Landowner
 - b. Secure two independent appraisals to estimate the fair market value of the Property
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC

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

5/26/2022____
Date

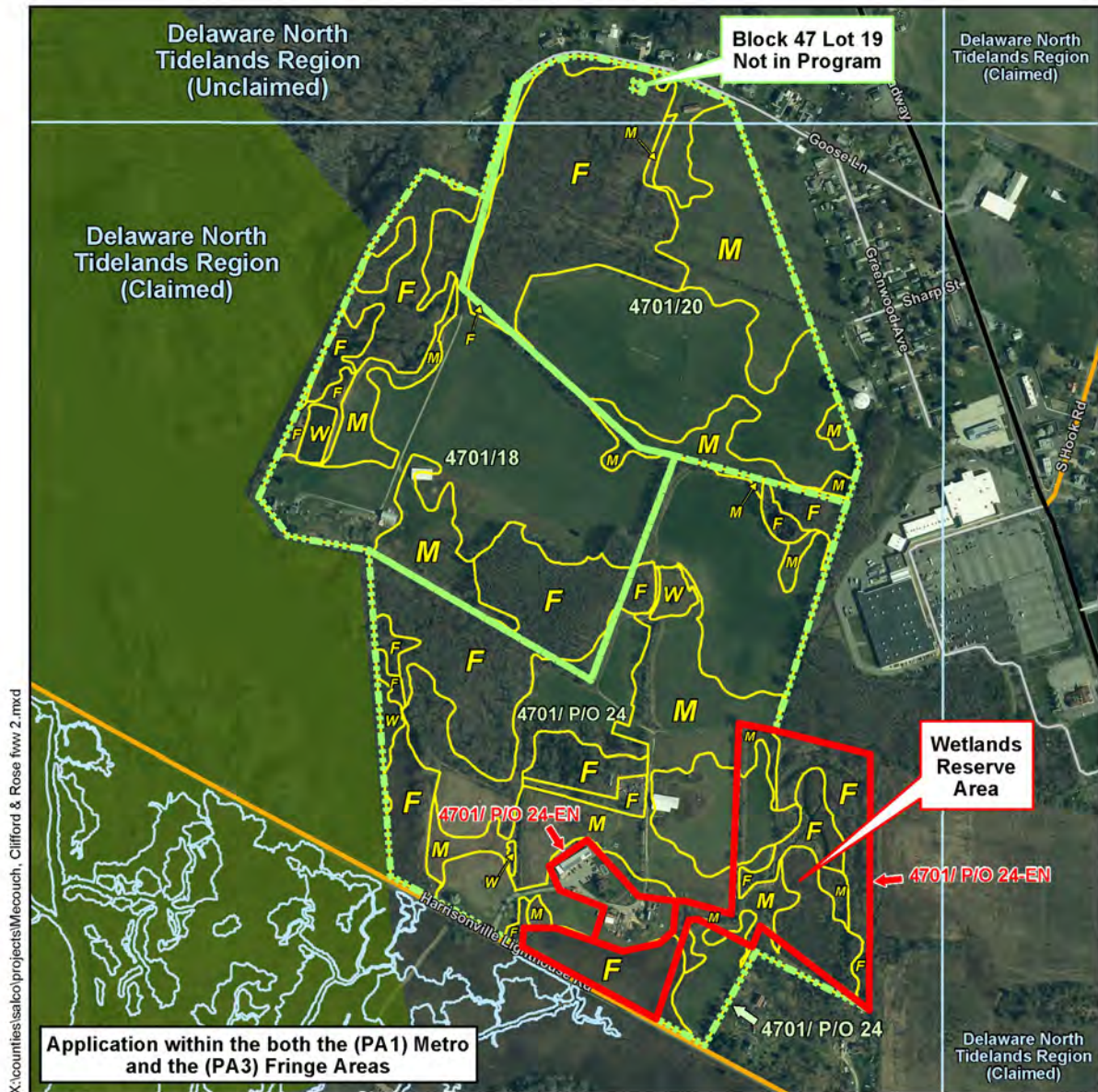


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Denis C. Germano, Esq.	ABSENT
Pete Johnson	YES
Cecile Murphy (rep. DEP Commissioner LaTourette)	ABSENT
Roger Kumpel	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
James Waltman	YES
Richard Norz	YES
Douglas Fisher, Chairperson	YES

Wetlands



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mecouch, Clifford & Rose
Block 4701 Lots 18 (51.9 ac); 20 (53.5 ac); P/O 24 (66.1 & 4.3 ac);
& P/O 24-EN (non-severable exceptions - 3.3 & 19.1 ac)
Gross Total = 198.2 acres
Pennsville Twp., Salem County

500 250 0 500 1,000 Feet

TIDELANDS DISCLAIMER:
The Tidelands depicted on this map were derived from NJDEP's Tidelands Claim Line of NJ downloadable file hosted on NJGIN. These features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Riparian claims.

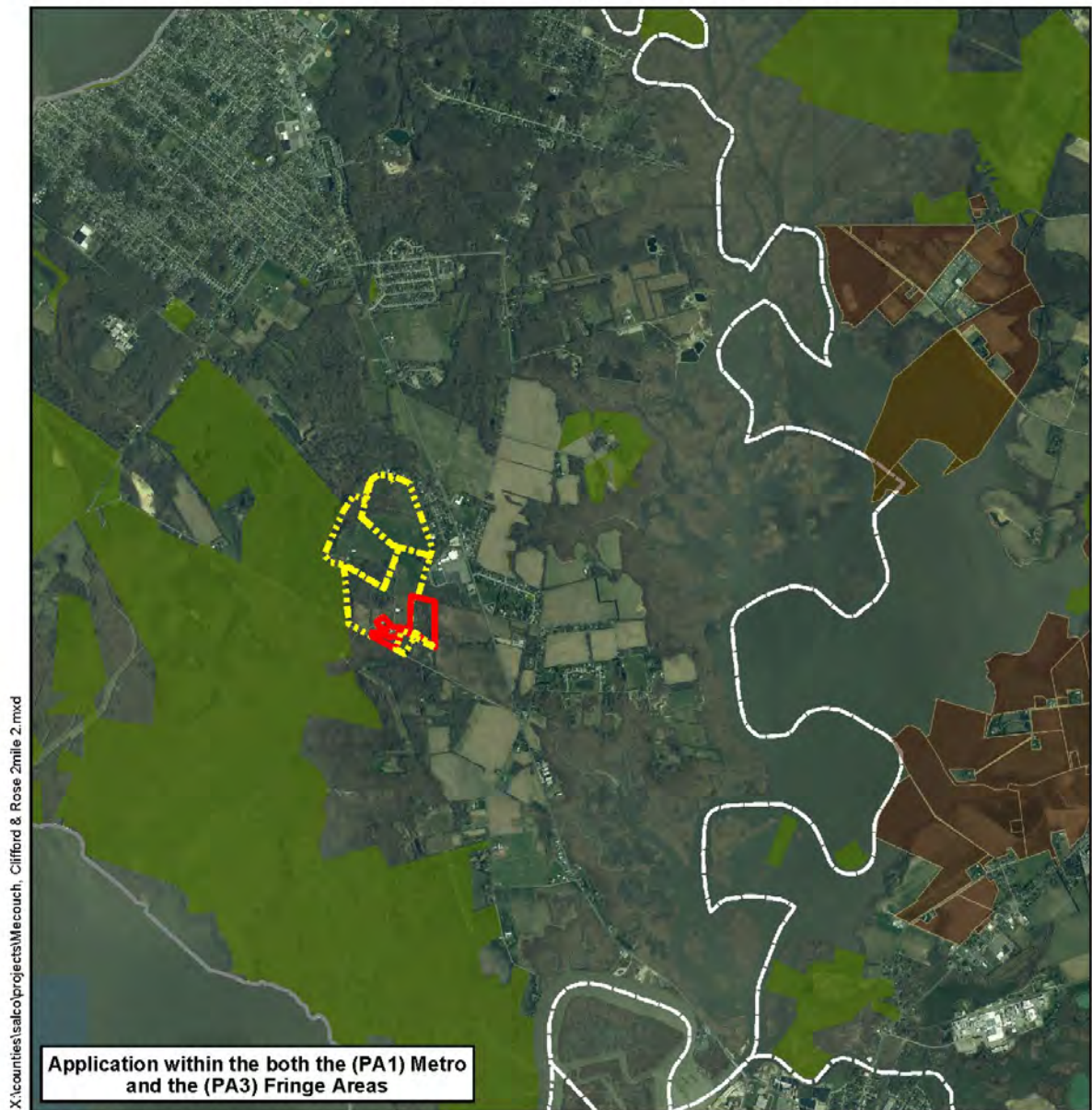
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Sources:
NJOTIT Parcels edited from survey
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Tidelands Claim Line, NJ
Protected Areas Database of the United States (PAD-US)
NJDOT Road Data
NJOTITOGIS 2020 Digital Aerial Image

May 9, 2022

Preserved Farms and Active Applications Within Two Miles



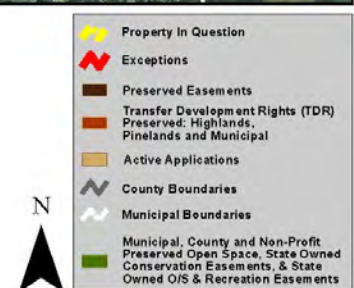
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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mecouch, Clifford & Rose
Block 4701 Lots 18 (51.9 ac); 20 (53.5 ac); P/O 24 (66.1 & 4.3 ac);
& P/O 24-EN (non-severable exceptions - 3.3 & 19.1 ac)
Gross Total = 198.2 acres
Pennsville Twp., Salem County

2,000 1,000 0 2,000 4,000 6,000 Feet

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



Sources:
NJOT parcels edited from survey
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJOT/AGIS 2020 Digital Aerial Image

May 9, 2022

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

GENERAL INFORMATION

COUNTY OF Salem Pennsville Twp. 1708

APPLICANT Macouch, Clifford W. & Rose M.

PRIORITIZATION SCORE

SOILS:	Other	29% *	0	=	.00	
	Prime	42% *	.15	=	6.30	
	Statewide	27% *	.1	=	2.70	
	Unique zero	2% *	0	=	.00	
						SOIL SCORE: 9.00
TILLABLE SOILS:	Cropland Harvested	56% *	.15	=	8.40	
	Wetlands/Water	31% *	0	=	.00	
	Woodlands	13% *	0	=	.00	
						TILLABLE SOILS SCORE: 8.40
BOUNDARIES	Commercial	5% *	0	=	.00	
AND BUFFERS:	Residential Development	20% *	0	=	.00	
	Streams and Wetlands	75% *	.18	=	13.50	
						BOUNDARIES AND BUFFERS SCORE: 13.50
CONTIGUOUS PROPERTIES / DENSITY:						DENSITY SCORE: .00
LOCAL COMMITMENT:		100% *	0	=	.00	
						LOCAL COMMITMENT SCORE: .00
SIZE:						SIZE SCORE: 6.90
IMMINENCE OF CHANGE:	SADC Impact factor = 0					
						IMMINENCE OF CHANGE SCORE: .00
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
						TOTAL SCORE: 37.80

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2022R5(7)**

Preliminary Approval of SADC Fee Simple Purchase

**On the Property of
Gulyas, Veronica F. – Estate of, et al (279 Federal City Road)**

MAY 26, 2022

Subject Property: **Gulyas, Veronica F. – Estate of, et al (279 Federal City Road)**
Block 75, Lots 5.01 & 5.02 – Hopewell Township, Mercer County
SADC ID#: 11-0030-FS

WHEREAS, pursuant to N.J.A.C. 2:76-8.1, an owner of farmland may offer to sell their farmland in fee simple to the State Agriculture Development Committee (“SADC”); and

WHEREAS, on March 15, 2022, the SADC received a fee simple application from the Estate of Veronica F. Gulyas, hereinafter “Owner,” identified as Block 75, Lots 5.01 and 5.02, Hopewell Township, Mercer County, hereinafter “the Property,” totaling approximately 67.8 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes zero (0) existing residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

WHEREAS, the application has been evaluated for the sale of development easement pursuant to N.J.A.C. 2:76-8.5 and the State Acquisition Selection Criteria approved by the SADC on September 2, 2021, which categorizes applications into “Priority”, “Alternate” and “Other” groups; and

WHEREAS, the Property, has a quality score of 77.96 and contains approximately 67.8 gross acres (Schedule B); and

WHEREAS, the Property meets the SADC’s Mercer County minimum criteria for the “Priority” category which requires a quality score of at least 59 combined with at least 58 acres, however, because the landowners are requesting a fee simple acquisition, SADC preliminary approval is required; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and pursuant to N.J.A.C. 2:76-8.5, the Committee can determine to proceed with the application; and

NOW THEREFORE BE IT RESOLVED:

1. Because this 67.8-acre farm has a minimum quality score of 77.96, which is above minimum ranking criteria for a “Priority” farm in Mercer County, has approximately 90% Prime soils, 1% Statewide Important soils, and 8% Local

Important soils, and is within the County Agriculture Development Area, the SADC approves selecting the Property for processing as a "Priority" farm, pursuant to N.J.A.C. 2:76-8.5; and

2. The SADC grants preliminary approval to the Property for a fee simple acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner
 - b. Secure two independent appraisals to estimate the fair market value of the Property
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
 - d. Secure professional services that are necessary to proceed with the acquisition of the Property, including but not limited to a survey, title search, environmental audits and liability insurance.

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

5/26/2022
Date

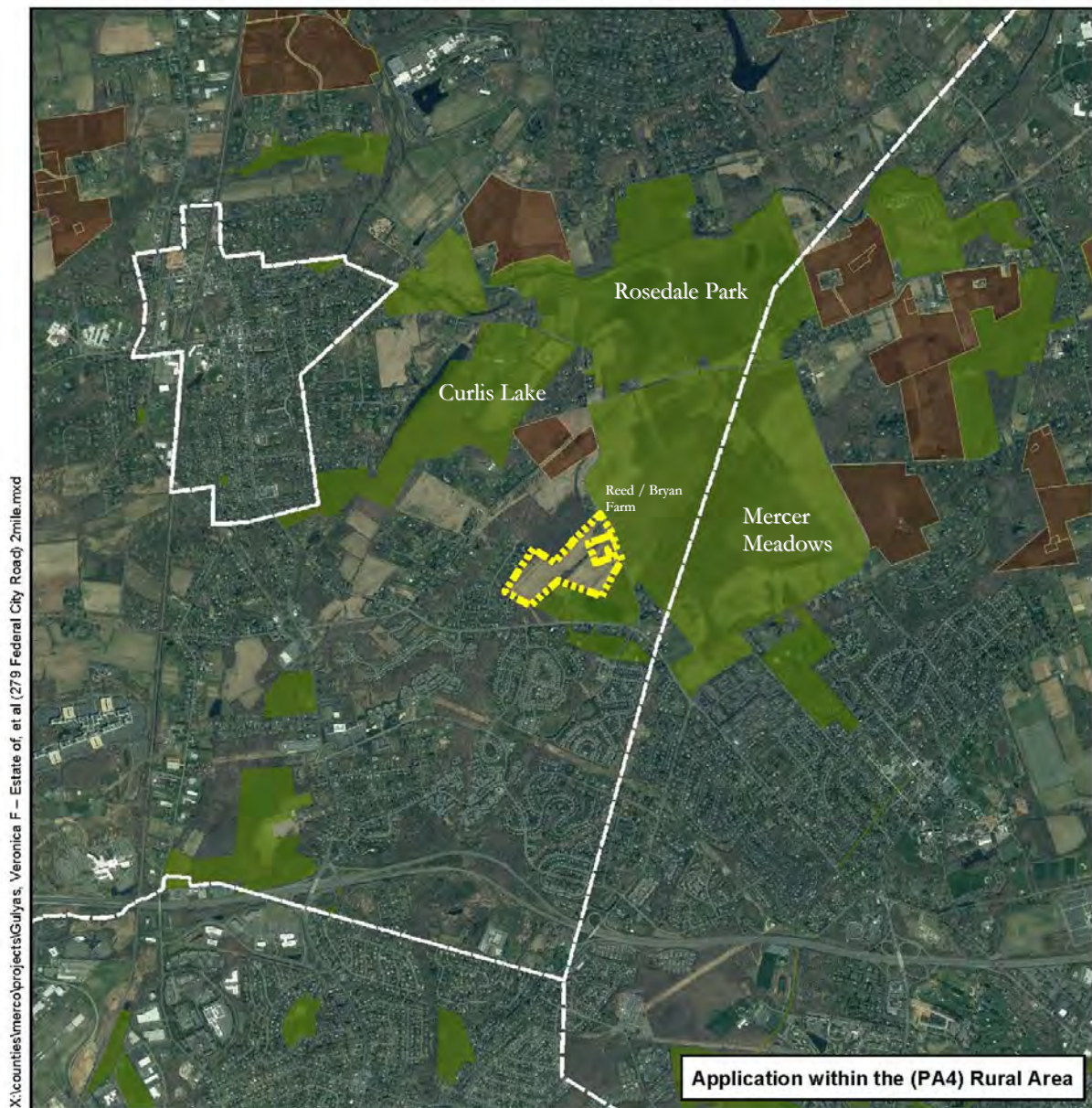


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Denis C. Germano, Esq.	ABSENT
Pete Johnson	YES
Cecile Murphy (rep. DEP Commissioner LaTourette)	ABSENT
Roger Kumpel	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
James Waltman	YES
Richard Norz	YES
Douglas Fisher, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Gulyas, Veronica F. – Estate of, et al (279 Federal City Road)
Block 75 Lots 5.01 (61.5 ac)
& 5.02 (6.3 ac)
Gross Total = 67.8 ac
Hopewell Twp., Mercer County

2,000 1,000 0 2,000 4,000 6,000 Feet

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



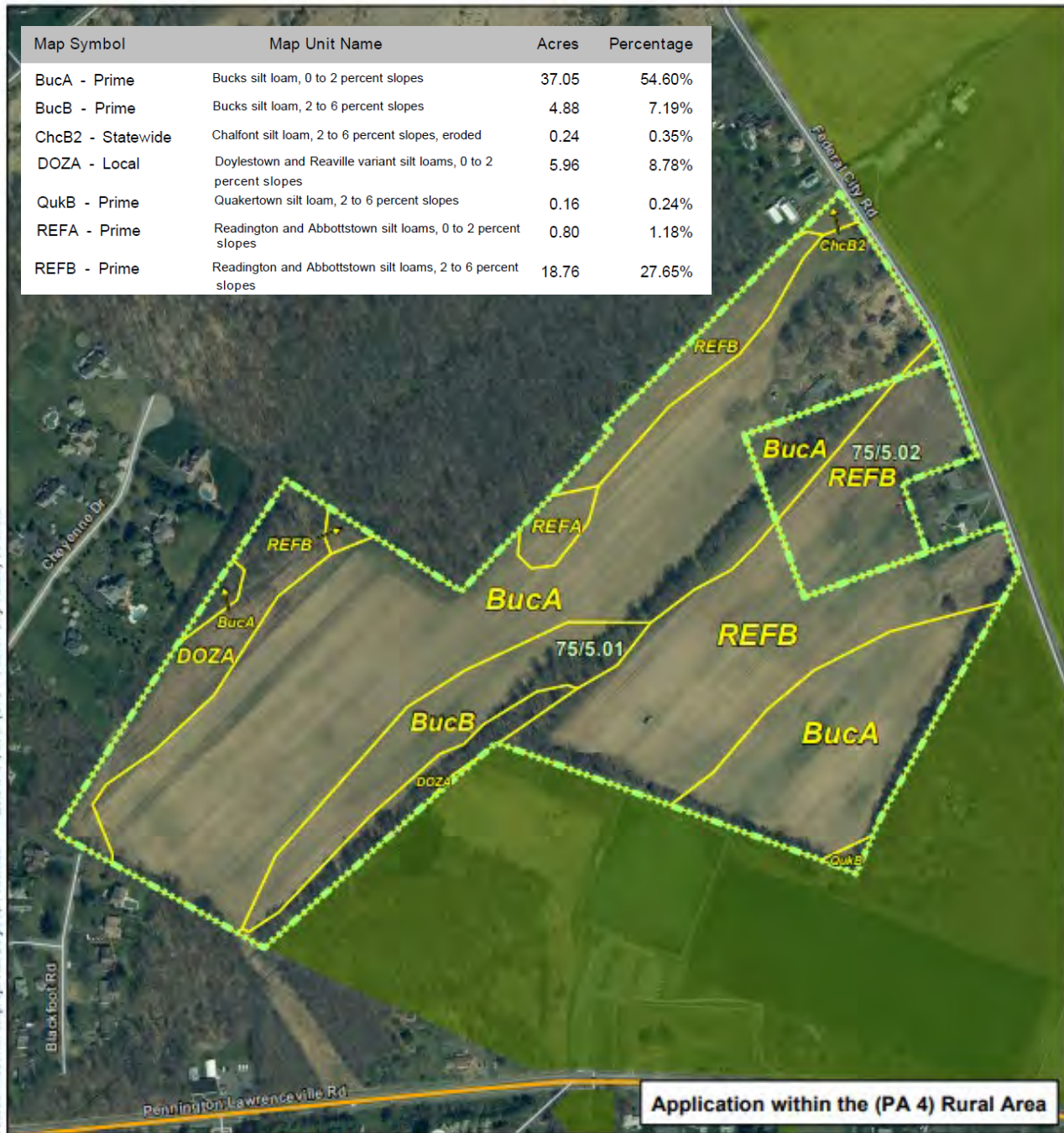
Sources:
NJ Farmland Preservation Program
NJOT Parcel data
NJDEP Conservation/Open Space Easement Data
NJDOT Road Data
NJOT/OGIS 2020 Digital Aerial Image

March 18, 2022

Soils

Map Symbol	Map Unit Name	Acres	Percentage
BucA - Prime	Bucks silt loam, 0 to 2 percent slopes	37.05	54.60%
BucB - Prime	Bucks silt loam, 2 to 6 percent slopes	4.88	7.19%
ChcB2 - Statewide	Chalfont silt loam, 2 to 6 percent slopes, eroded	0.24	0.35%
DOZA - Local	Doylestown and Reaville variant silt loams, 0 to 2 percent slopes	5.96	8.78%
QukB - Prime	Quakertown silt loam, 2 to 6 percent slopes	0.16	0.24%
REFA - Prime	Readington and Abbottstown silt loams, 0 to 2 percent slopes	0.80	1.18%
REFB - Prime	Readington and Abbottstown silt loams, 2 to 6 percent slopes	18.76	27.65%

X:\counties\mercer\projects\Gulyas, Veronica F. - Estate of, et al (279 Federal City Road) soil.mxd

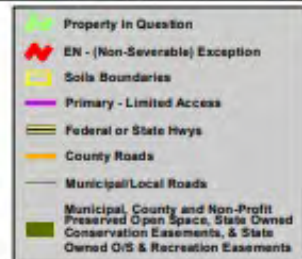


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500 250 0 500 1,000 Feet

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



Sources:
NJ Farmland Preservation Program
NJDOT Parcel data
NRCS - SSURGO 2021 Soil Data
Green Acres Conservation Easement Data
NJDEP Conservation/Open Space Data
NJDOT Road Data
NJOTIC-GIS 2020 Digital Aerial Image

March 18, 2022

Schedule B

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

GENERAL INFORMATION

COUNTY OF Mercer Hopewell Twp. 1106

APPLICANT Gulyas, Veronica F. - Estate of et al (279 Federal City Road)

PRIORITIZATION SCORE

SOILS:		Local	8.78% *	.05	=	.44	
		Prime	90.87% *	.15	=	13.63	
		Statewide	.35% *	.1	=	.04	
						SOIL SCORE:	14.10
TILLABLE SOILS:		Cropland Harvested	88% *	.15	=	13.20	
		Wetlands/Water	2% *	0	=	.00	
		Woodlands	10% *	0	=	.00	
						TILLABLE SOILS SCORE:	13.20
BOUNDARIES AND BUFFERS:		Preserved state, local open space/wildlife	39% *	.18	=	7.02	
		Residential Development	15% *	0	=	.00	
		Streams and Wetlands	27% *	.18	=	4.86	
		Woodlands	19% *	.06	=	1.14	
						BOUNDARIES AND BUFFERS SCORE:	13.02
CONTIGUOUS PROPERTIES / DENSITY:		Gulyas Estate	Restricted Farm or Current Application			2	
		Hart	Restricted Farm or Current Application			2	
		Radtany	Restricted Farm or Current Application			2	
		Mercer Co Park	Restricted Farm or Current Application			2	
		Hendrickson	Restricted Farm or Current Application			2	
						DENSITY SCORE:	10.00
LOCAL COMMITMENT:			100% *	.20	=	20.00	
						LOCAL COMMITMENT SCORE:	20.00
SIZE:						SIZE SCORE:	4.36
IMMINENCE OF CHANGE:		SADC Impact factor = 3.28					
						IMMINENCE OF CHANGE SCORE:	3.28
COUNTY RANKING:							
EXCEPTIONS:						EXCEPTION SCORE:	.00
						TOTAL SCORE:	77.96