

May 23, 2019

STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)

Department of Agriculture

Market and Warren Streets, 1st Floor Auditorium

Trenton, NJ 08625

REGULAR MEETING

May 23, 2019

Chairman Fisher called the meeting to order at 9:12 A.M. The flag salute was conducted.

Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

Members Present

Chairman Fisher

Cecile Murphy (Rep. NJDEP Commissioner Catherine R. McCabe)

Gina Fischetti (Rep. DCA Commissioner Sheila Oliver)

Jane Brodhecker

Pete Johnson

Scott Ellis

Alan Danser

Brian Schilling

James Waltman

Members Absent

Ralph Siegel

Denis Germano

Susan E. Payne, Executive Director

Jason Stypinski, Esq., Deputy Attorney General

May 23, 2019

Others present as recorded on the attendance sheet: Donna Rue, Public; Bob Hornby, Hunterdon County Agriculture Development Board (CADB); Emily Blackman, Mercer CADB; Brian Wilson, Burlington CADB; and Katherine Fullerton, Hunterdon County.

Minutes

A. SADC Regular Meeting of April 26, 2019 (Open and Closed Sessions)

It was moved by Mr. Danser and seconded by Mr. Schilling to approve the Open and Closed Session minutes of the SADC regular meeting of April 26, 2019. Mr. Johnson, Ms. Fischetti and Ms. Murphy abstained. The motion was approved.

Report of the Chairman

Chairman Fisher stated that farmers in New Jersey (NJ) are in high gear this year and have lots of work to do. He thanked the farmers that are on the Committee for their continuous efforts working with the SADC in addition to their regular farming duties.

Chairman Fisher stated that there was an event in South Jersey yesterday at Landisville Produce Co-Operative Association and noted that it is the oldest co-op in the United States and that it produces several million dollars' worth of product annually. The co-op produces romaine lettuce and its entire year's leafy-green business was wiped out due to last year's romaine scare in California. The event yesterday was to highlight the return of the co-op's leafy green business.

Chairman Fisher also stated that he has been out for the last three days attending conventions to promote farming and the sale of new agricultural products that are for sale. He encouraged everyone to continue to support farmers and he thanked the staff for their continuous efforts in farmland preservation.

Report of the Executive Director

Ms. Payne introduced Gina Fischetti from the Department of Community Affairs (DCA) who is taking over for Tom Stanuikynas. Ms. Fischetti stated that she is representing the

Lieutenant Governor who is also the Commissioner of the DCA. Ms. Fischetti stated that she has worked for the DCA since 2005 at the Office of Local Planning Services where she is a land use planner and an attorney. She is excited to be a member of the SADC as she is very supportive of the farming community in NJ.

Ms. Payne stated that staff is still waiting on the passage of the Corporate Business Tax (CBT) deduction which is still with the Senate Assembly. Staff is hoping that the passage of this bill will fix the allocations to the programs and extend the dual appraisal provision in the Highlands which expires at the end of June. Staff is in contact with the Governor's Office to make sure that they are clearly aware of the repercussions of the dual appraisal not being extended.

Ms. Payne stated noted that for FY2020, if the SADC's share of the CBT allocation holds steady at 31%, there will be \$35 to \$38 million available for our funding partners, the direct easement program and stewardship. Staff is preparing preliminary appropriation requests for the Committee's consideration later in the summer.

Ms. Payne stated that the Special Occasion Events (SOE) working group has been on hiatus and is scheduled to reconvene early next month. Staff will present the Committee with the working group's recommendations for the working group as it relates to SOEs on farms.

Ms. Payne stated that Ms. Deborah Post gave two presentations to the Committee regarding the dual appraisal in the Highlands. The Highlands Development Credit Bank has moved up its August meeting to June, so it seems the bank understands the importance of addressing this issue and staff looks forward to that meeting.

Ms. Payne discussed Assembly Bill 809 dealing with alternate SADC members. A bill got passed previously which allows for the creation of a farmer alternate member and a public alternate member to be appointed by the Governor with the consent of the Senate. An amendment to that bill was recently introduced that would eliminate the gubernatorial appointment and Senate consent for the farmer member. The Governor vetoed the bill and stated that SADC members and alternates shall be subject to the Governor's approval and Senate consent process.

Chairman Fisher and Ms. Payne talked about soil protection and SOEs, with Chairman Fisher observing that the legislature unsuccessfully tried to enact an SOE pilot program, and Ms. Payne stating that a report is due on the preserved farm winery pilot program this Fall.

Communications

Ms. Payne requested that the Committee take the communications, copies of which are in the meeting binders, with them.

Public Comment

There was no public comment.

New Business

A. Term Farmland Preservation Program – Enrollments, Renewals, Terminations, Withdrawals

Mr. Clapp referred the Committee to one request for enrollment in the Term Farmland Preservation Program. He reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Danser and seconded by Mr. Waltman to approve Resolution FY2019R5(1), granting approval to the following enrollment application under the Term Farmland Preservation Program, as presented, subject to any conditions of said resolution.

1. Enrollments

John & Krystal Hall, SADC ID #03-0041-TF, Block 2002, Lot 11.01, and Block 2001, Lot 22, Tabernacle Township, Burlington County, 116.31 Acres.

The motion was unanimously approved. A copy of Resolution FY2019R5(1) is attached to and is a part of these minutes.

B. Resolutions of Final Approval: County PIG

Ms. Miller and Ms. Mazzella referred the Committee to four requests for final approval under the County PIG Program. They reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Schilling and seconded by Mr. Danser to approve Resolutions FY2019R5(2) through FY2019R5(5), granting final approval to the following applications under the County PIG Program, as presented, subject to any conditions of said resolution:

1. Hoffman-LaRoche (Owner), SADC ID #210604-PG, Resolution FY2019R5(2), Block 46, Lot 37, White Township, Warren County, 93.73 Acres.
2. Kristopher Anema (Owner), SADC ID #21-0612-PG, Resolution FY2019R5(3), Block 66, Lot 1.06, Washington Township, Warren County, 23.9 Acres.
3. Thomas and Michelle, SADC ID #10-0414-PG, Resolution FY2019R5(4), Block 11, Lots 1, 2, 2.2, Hampton Borough and Block 1, Lot 1.01, Glen Gardner Borough and Block 46, Lot 2, Bethlehem Township, 86.3 Acres.
4. Anthony Jr. and Anthony III Sparacio, SADC ID #06-0190-PG, Resolution FY2019R5(5), Block 49, Lot 1, Deerfield Township, Cumberland County, 19.5 Net Acres.

The motion was unanimously approved. A copy of Resolutions FY2019R5(2) through FY2019R5(5), are attached to and a part of these minutes.

C. Resolutions of Approval: FY 2020 PIG Program

Mr. Bruder stated that there are two resolutions before the Committee today for annual approvals of County and Municipal PIG plan updates. These resolutions give an opportunity for counties and municipalities to apply for PIG grant funding. The affected counties and municipalities have provided reports on any recent acquisitions, updated their PIG plans, targeted farm lists, project areas and cost projections, and have submitted a variety of other information.

There are 18 counties that have approved plans and 15 counties have applied this year for re-approval for the 2020 cycle (Bergen, Ocean and Passaic did not reapply). On the county side, these plans and applications reflect 122 individual project areas, over 4,900 target farms with a 10-year goal of 133,000 acres.

Forty-five (45) municipalities were in the PIG program. Of those 45, forty-two (42) have are recommended for re-approval (the three that did not apply this year are Pohatcong, Alexandria and Raritan townships). The municipalities have 98 project areas, 2,300 target farms and a 10- year goal of 58,000 acres.

Not too much changed this year in terms of plans to project areas. Mr. Bruder thanked Ms. Stanley for overseeing the process this year and for her hard work. Ms. Payne mentioned that with the draft revisions to the PIG rules, staff is requiring both the counties and the municipalities to update their farmland preservation plans. There have been some inquiries as to whether there will be grant funds available to do this and there is planning assistance grants to help with that. Staff plans to recommend to the Committee that assistance be provided.

It was moved by Mr. Danser and seconded by Ms. Murphy to approve Resolutions FY2019R5(6) and FY2019R5(7), granting final approval to the following applications under the FY 2020 PIG Program, as presented, subject to any conditions of said resolution:

1. Final Approval - Annual County PIG Program Plans Update
2. Final Approval - Annual Municipal PIG Program Plans Update

The motion was unanimously approved. A copy of Resolutions FY2019R5(6) and FY2019R5(7), are attached to and a part of these minutes.

D. Resolutions of Approval: Soil and Water Conservation Project Cost Sharing

Mr. Clapp referred the Committee to two requests for Soil and Water Conservation Projects, one for a new well and one for a new irrigation system. He reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Ellis and seconded by Ms. Danser to approve Resolutions FY2019R5(8) and FY2019R5(9), granting final approval to the following applications under the Soil and Water Conservation Program, as presented, subject to any conditions of said resolution:

1. Wayne and Kimberly Batten (1895 Organic Farm), SADC ID# 03-0040-8F, Block 52, Lot 7.01, p/p 7.03 and p/o 7.04, Lumberton Township, Burlington County, 9.9 Acres.
2. Robert D. Balz, SADC ID #13-0417-PG, Block 59, Lot 4, Manalapan Township, Monmouth County, 98.338 Acres.

The motion was unanimously approved. A copy of Resolutions FY2019R5(8) and FY2019R5(9), are attached to and a part of these minutes.

E. Estate of Eva D. Gilmour: Fee Simple Application (Discussion Only)

Ms. Payne stated that she is going to recuse from this matter as her daughter is dating one of the grandchildren of the Gilmour family. Ms. Payne left the room at 9:40 A.M.

Ms. Roberts stated that she and Mr. Roohr took part in the American Farmland Trust Farmland for the Next Generation Program which was funded by the United States Department of Agriculture (USDA). The USDA has elevated the concern over the transfer of land from the current population to the next generation of farmers. SADC staff held three workshops which were all well attended; however, in discussions with the participants, it was determined that many of them were not ready to lease or purchase land.

Ms. Roberts stated that there needs to be a transition through a mentorship program with a veteran farmer or through an incubator farm that provides for small acreage, shared resources, shared equipment and the like. She noted that the ideas that she is presenting today differ from the traditional easement purchases or fee purchases where the main goal is to auction property as a deed restricted farm. Ms. Roberts stated that times are changing in NJ and nationwide regarding the aging population of farmers, as many farmers don't have their parents and a lot of them are not thinking about the succession of their land. They are concentrating more on estate planning and preserving the farms. Unfortunately, if there is no heir to the farm, it is unsure what will happen to that farm when the farmer retires.

Ms. Roberts suggested to the Committee that the SADC buy the Gilmour Farm in Cherry Hill Township, Camden County and hold the property to facilitate a Young and Beginning Farmer (YBF) and Veteran Training Program. Ms. Roberts showed the Committee pictures of the farm and discussed the layout. The farm was originally a farm for the Campbell Soup Company and then became a dairy farm which was later converted into a retail operation. There are 12 acres of tillable soil on the farm. The opportunities for this farm would include the ability to live on site, use shared equipment and storage, and include use of the house for an office. There is

also a benefit to have a market close by because there are “food deserts” in the immediate vicinity that need to be addressed.

Ms. Roberts stated that she does understand that the SADC and its staff may have limited personnel resources for such a project, so she reached out to interested parties that might lease the property once it is acquired. These interested parties include the Foodshed Alliance, City Green Groundwork, Duke Farms, Capital City, and Fembrook Farm. Ms. Roberts also contacted Mr. Dennis Blazak, Community Plans and Liaison Officer from Naval Weapons Station Earle, and he is making calls to determine if there are avenues for implementation of a veteran training project. Ms. Roberts sent a summary to potential partners to determine if there would be some interest and stated that she doesn't want to go any further until she understands if the Committee would be interested in acquiring a property like this. Ms. Roberts asked the Committee for their feedback.

Chairman Fisher asked if the owners could sell the property soon. Ms. Roberts stated that it's yet to be determined when the property will be sold, as it's been on the market for \$3.6 million, and it's an estate owned by two sons who are sick and elderly. Chairman Fisher asked if the owners would like to keep this property as a farm. Ms. Roberts stated that they would like to see it remain as a farm in the county but most of the preservation is in the pinelands.

Mr. Johnson asked if the township is interested in preserving the land. Ms. Roberts stated that the township is very much interested, and they are willing to allocate 25% toward the purchase price.

Mr. Danser stated that his concern is that the property would be used more for residential use instead of agricultural use. Ms. Roberts stated that the town is very much interested in a YBF program and the township does understand the intensive use that will likely occur on the farm.

Mr. Ellis asked what the Gilmour farm will cost. Ms. Roberts stated its cost is \$2.6 to \$3 million. Mr. Ellis stated that would be \$100,000 an acre which is a lot when there are only 12 acres of tillable land. Ms. Roberts stated that she hopes this program will become a seed for YBFs to be given the skillset that they need to move on to lease a farm and purchase equipment. If YBFs learn the skillset to market their products, they would be able to work independently.

Mr. Danser stated that farmers are not making a fortune off one or two acres of land and that with this program they are taking a risk because the equipment and products that they will need to get started are expensive. Ms. Roberts then suggested a mentorship program such as Land Link to help facilitate the matches of YBFs with. Mr. Danser stated that all mentors

might not be as willing to be philanthropic with this endeavor because a lot of them are looking to retire soon.

Mr. Everett stated that research is being done on what the capital requirements are for this endeavor as it needs to be profitable, so after 4 to 5 years if the YBF decides that this is not profitable for them, they can move on.

Mr. Schilling stated that NJ has a very fragmented approach to this issue. There is a long overdue conversation about these issues, and this endeavor should be taken on a national level as opposed to a nonprofit level. He added that there will be a large debt to the YBF such as healthcare and school debt. The Farm Bureau, the Department of Agriculture and Rutgers University should be the ones to take the reins on this and start coordinating to make this idea come to fruition. The purpose of a food incubator is to perfect a product and see if it is economically viable.

Chairman Fisher stated that this is all just an idea, that it's good discussion and no decisions needed to be made today, it is just something that needs to be brought to the Committee's attention to see if this could be a good opportunity.

Ms. Murphy stated that launching a YBF program in a place that has a higher concentration of farms is a better idea than in a food desert area because it is best for the farmer and cheaper for the SADC. She also noted that this may be an added expense to the SADC because it will have to hire people to maintain the buildings on the property.

Mr. Ellis stated that the YBFs must have a business model and must be able to sell what they grow to be profitable and that's the most difficult part of this endeavor. Chairman Fisher stated that he didn't think there would be a problem selling products in Cherry Hill. Mr. Everett stated that the YBFs that come in would need a business plan that they can successfully demonstrate.

Mr. Waltman stated that the Watershed Institute is a non-profit and in the early 1980's they tried to farm and almost lost everything. Eventually, they found a model that worked for them which was to lease their non-profit land to for-profit farmers. He noted that it would be a good idea to have the teacher-farmers be young themselves and share their new and fresh ideas, as opposed to using the farmers who have been around longer who are looking to retire.

Ms. Roberts stated that since the Committee is undecided at this point as to how it would proceed, and because there are concerns about the location and the market value, she suggests that staff return to next month's meeting with a preliminary approval resolution, then the

Committee can authorize appraisals and staff will due investigations on the buildings and soil work and come back with real numbers and information for the Committee. She noted that this is an amazing opportunity and to have all the information, staff would need to take the first steps in the process. Chairman Fisher stated that he disagreed with Ms. Roberts. He stated that the problem is not with the investigative process and numbers, but more surrounding the entire concept and that is what the Committee is trying to understand. There does not seem to be consensus on the concept. Ms. Murphy stated that she is in favor of buying the property and auctioning it but not supporting a concept of the property as being an incubator. It seems to be too expensive to handle with maintenance fees and the like. Ms. Roberts asked if she should just tell the landowner that the SADC is not interested and will not be moving forward? Mr. Johnson stated that is not what the Committee is saying. Mr. Danser stated that the concern is not with appraisals but with the maintenance of the property.

Chairman Fisher advised Ms. Roberts to review the comments from the Committee and rework some of the concepts and bring it back to the next meeting to be discussed because not everyone is ready to move on with this as it's been described today. He acknowledged that Ms. Roberts put an enormous amount of work into this and spoke to a lot of people, but the ultimate decision is to be made by the Committee. Ms. Roberts stated that she will do that and come back with more information. Ms. Fischetti asked if there was research done in other states that had farming incubator programs for YBFs. Mr. Everett stated that New England and California are the only other areas that have done this so it's hard to create a model based off those areas. Ms. Roberts said that she can talk to legal staff and look at for-profit firms for support as another option.

Chairman Fisher stated that there are a lot of questions and a lot of philosophical divides here about profits versus non-profits, whether there is a social purpose and if this is a training facility, and whether this is a working operation that can be self-sustaining. The Farm Bureau, Rutgers and the township needs to look at this as well and see if this model will work. Ms. Roberts says she looks forward to the prospect of coming back and sharing some more information with the Committee. Chairman Fisher thanked Ms. Roberts for her hard work and effort with this endeavor.

Public Comment

There was no public comment.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 A.M., Thursday June 27, 2019

Auditorium of the Health/Agriculture Building

CLOSED SESSION

At 11:06 A.M. Ms. Payne 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 the certification of values for property acquisitions under the farmland preservation program, personnel matters, any pending or anticipated litigation, including discussion of the PennEast pipeline and preservation applications within the proposed pipeline, and/or any matters falling within the attorney-client privilege. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Danser and seconded by Ms. Brodhecker to approve the resolution to go into closed session. The motion was unanimously approved.

ACTION AS A RESULT OF CLOSED SESSION

A. Real Estate Matters – Certification of Values

It was moved by Mr. Danser and seconded by Ms. Brodhecker to approve the Certification of Values for the following applications as discussed in closed session:

1. County Planning Incentive Grant Program

- a. Ralph E. & Jull Marie Johnson, SADC ID #17-0210-PG, Block 6, Lot 1, Quinton Township, Salem County, and Block 59, Lot 12, Mannington Township, Salem County, 45.9 Acres.

2. Municipal Planning Incentive Grant Program

- a. Venerando M. Maccarone, SADC ID #17-0214-PG, Block 21, Lot 7, and Block 22, Lot 1.03, Pilesgrove Township, Salem County, 39.07 Acres.

3. Direct Easement Purchase

- a. The Frank Rizzi Income Only Trust, SADC ID #08-0043-DE, Block 5, Lot 11, South Harrison Township, Gloucester County, 128.36 Net Acres.
- b. Brian Feeley, SADC ID #19-0268-DE, Block 38, Lot 26, Franklin Township, Hunterdon County, 46.4 Net Acres.
- c. Estate of Englebert Ecker, SADC ID #10-0266-DE, Block 26, Lot 24, Kingwood Township, Hunterdon County, 60 Net Acres.

The motion was unanimously approved. Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.

B. Attorney/Client Matters

It was moved by Ms. Fischetti and seconded by Ms. Murphy to approve the PennEast Pipeline Procedures for Farmland Preservation Applications within the Proposed Right-of-Way as discussed in closed session. The motion was approved. Mr. Waltman recused.

PennEast Pipeline

Ms. Reynolds stated for the record that this discussion is on proceeding with applications for properties that are in the pathway of the PennEast proposed pipeline. At this time staff is recommending only to proceed on properties where there is no Right-of-Way (ROW) agreement and proposes to proceed with appraisals on these properties as if there is no taking given the fact that the condemnation has not been finalized. Ms. Reynolds explained that staff will notify PennEast of farmland preservation applications early in the application process. For PIGs, that would be at the time a green light letter is issued; in the non-profit program, PennEast would be notified at the time of preliminary approval; for direct easement applications, the utility would be notified at the time the option agreement is executed. If the condemnation is finalized before farmland is preserved, staff would recommend that the SADC intervene in the litigation on the condemnation to make sure all the documents are satisfactory and whether the values need to be re-appraised. If the condemnation occurs after farmland preservation, then staff would ensure compensation according to the deed of easement.

Chairman Fisher took a roll call for the PennEast vote. There were seven Committee members in favor, one opposed (Mr. Danser), and one recused (Mr. Waltman).

ADJOURNMENT

The meeting was adjourned at 11:55 A.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Susan E. Payne". The signature is fluid and cursive, with the first name "Susan" and last name "Payne" being clearly legible.

Susan E. Payne, Executive Director
State Agriculture Development Committee

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STATE AGRICULTURE DEVELOPMENT COMMITTEE

**RESOLUTION FY2019R5(1)
CERTIFICATION OF A FARMLAND PRESERVATION PROGRAM**

**For the Property of
John A. Hall, Jr. and Krystal L. Hall
Tabernacle, Burlington County
SADC ID# 03-0041-TF**

N.J.A.C. 2:76-3 et seq.

May 23, 2019

WHEREAS, John A. Hall, Jr. and Krystal L. Hall, hereinafter "Owners", are the record owners of Block 2002, Lot 11.01 and Block 2001, Lot 22 in Tabernacle, Burlington County, by deed dated January 18, 2018 and recorded in the Burlington County Clerk's office on January 25, 2018 in Deed Book OR13318 Page 8532, Instrument Number 5359818 totaling approximately 116.31 acres, hereinafter referred to as the "Premises" (Schedule A); and

WHEREAS, a Pinelands Development Credit Deed Restriction for Agricultural Production Area was conveyed to the State of New Jersey, Department of Environmental Protection dated September 18, 1990 and recorded in the Burlington County Clerk's Office on November 9, 1990 in Deed Book 4128, Page 211; and

WHEREAS, the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and N.J.A.C. 2:76-3 et seq. provide for the creation of Farmland Preservation Programs; and

WHEREAS, on February 26, 2019, the Owner submitted a petition to the CADB for the creation of Farmland Preservation Program for the Premises; and

WHEREAS, on March 14, 2019, the CADB passed a resolution granting approval for the creation of a Farmland Preservation Program for the Premises; and

WHEREAS, on April 4, April 9, and May 8, 2019, the CADB submitted its Resolution, the approved Petition, an Agreement, and supporting documents to the State Agriculture Development Committee ("SADC") for certification of a Farmland Preservation Program for the Premises; and

WHEREAS, the SADC has reviewed said Petition and accompanying documents to assure compliance with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and N.J.A.C. 2:76-3 et seq.;

WHEREAS, under N.J.S.A. 4:1C-7 and N.J.A.C. 2:76-3, the SADC has the authority to certify a Farmland Preservation Program; and

WHEREAS, upon the effective date of the recorded Agreement, the Owner is eligible to receive the benefits described in the Agreement pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and N.J.A.C. 2:76-3 et seq.; and

WHEREAS, pursuant to N.J.A.C. 2:76-5, the Owner or farm agent as an agent for the Owner shall be eligible to apply to the local Soil Conservation District for up to \$41,631 in State soil and water conservation cost-share grant funds, subject to availability of such funds, for soil and water conservation projects on the Premises; and

WHEREAS, work performed on soil and water conservation projects prior to Soil Conservation District and State Soil Conservation Committee approval will not be eligible for cost sharing.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC certifies the Farmland Preservation Program, which shall continue for a **sixteen (16) year period** beginning from the recording date of the fully executed Agreement with the county clerk's office.
3. All documents required for the creation of this Farmland Preservation Program shall be subject to review and approval by the SADC and the Office of the Attorney General.
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
5. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/23/2019

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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Term Farmland Preservation Program

SADC Meeting - May 23, 2019

Enrollments, Renewals, Terminations, Withdrawals

County	Municipality	SADC ID#	Farm Owner	Acres	Term Preservation Recordable Documents	Status	Sum of New 8- Year Period S&W Grants - Amount Eligible	Last 8-Year Period S&W Grants - Amount Eligible	Last 8-Year Period S&W Grants - Amount Paid	Funding Priority For / S&W Grants	Existing Encumbrance
Burlington	Tabernacle Twp.	03-0040-TF	Hall, John and Krystal	116.31	N/A	Current Application	\$41,631.00	N/A	N/A	1	PDC Agricultural Deed Restriction / 16-Year Term Preservation Agreement (Pending)

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2019R5(2)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
Warren County
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of
Hoffman-LaRoche Inc. ("Owner")
White Township, Warren County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 21-0604-PG**

MAY 23, 2019

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Warren County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on September 25, 2017 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 46, Lot 37, White Township, Warren County, totaling approximately 93.73 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Warren County's West Project Area and the Highlands Planning Area; and

WHEREAS, the portion of the Property includes zero (0) exception areas, zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

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

WHEREAS, the Property has a quality score of 52.64 which exceeds 46, which is 70% of the County's average quality score as determined by the SADC July 26, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on May 16, 2018 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, to qualify for the Highlands dual appraisal provision the owner of the property to be preserved must be the same person as, or an immediate family member of, the owner of the property as of January 1, 2004; and

WHEREAS, the record owner as of January 1, 2004, Roche Vitamins Inc., converted into Hoffman-LaRoche Inc. in 2010, and prior to determining whether the owner qualified for the dual appraisal provision, they waived the right to the appraisal based on January 1, 2004 valuation as per N.J.S.A. 13:8C-38 j (1); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 28, 2019 the SADC certified a development easement value of \$5,100 per acre based on zoning and environmental regulations in place as of the current valuation date September 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,100 per acre for the development easement for the Property; and

WHEREAS, on April 2, 2019 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 March 28, 2019, the White 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 March 21, 2019, the Warren 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 March 27, 2019, the County of Warren passed a resolution granting final approval and a commitment of funding for \$1,650 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, 96.54 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 96.54 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$333,063	(\$3,450/acre)
Warren County	\$159,291	(\$1,650/acre)
Total Easement Purchase	\$492,354	(\$5,100/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, Warren County is requesting \$333,063 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 SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 96.54 net easement acres, at a State cost share of \$3,450 per acre, (67.65% of certified easement value and purchase price), for a total grant of approximately \$333,063 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 fund).
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's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
7. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/23/2019

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Preserved Farms and Active Applications Within Two Miles

X:\counties\warco\projects\Hoffman-LaRoche_INC_2mile.mxd

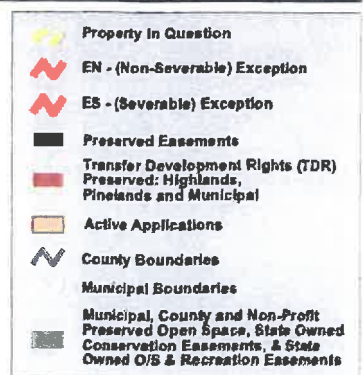


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Hoffman-LaRoche, INC
Block 46 Lot 37 (97.3 ac)
Gross Total – 97.3 ac
White Twp., Warren 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



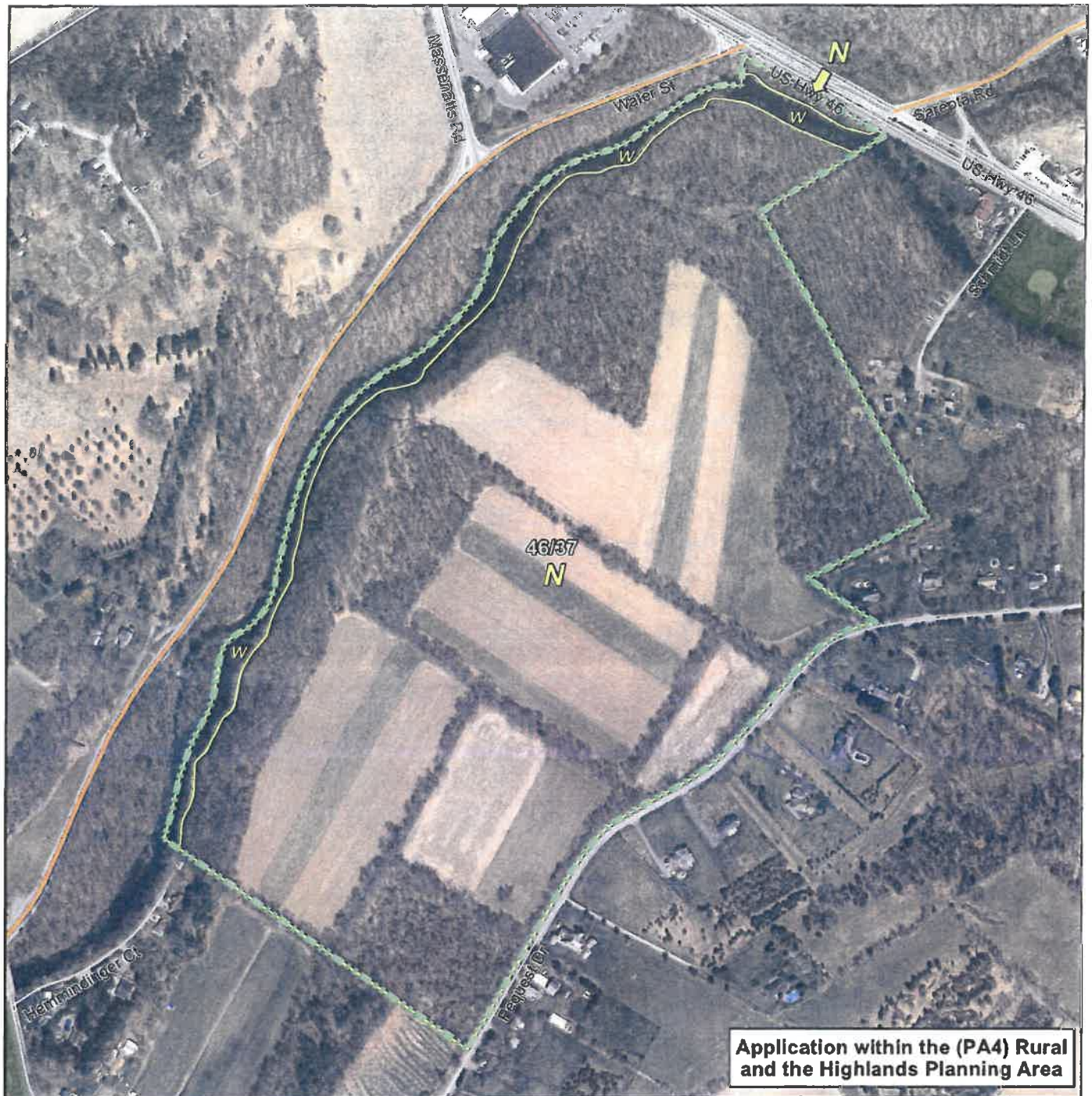
Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ0110GIS 2015 Digital Aerial Image

November 16, 2017

Wetlands

Schedule A

X:\counties\warco\projects\Hoffman-LaRoche_INC_fw.w.mxd



Application within the (PA4) Rural and the Highlands Planning Area

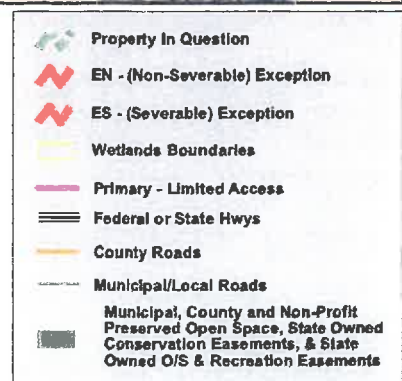
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Hoffman-LaRoche, INC
Block 46 Lot 37 (97.3 ac)
Gross Total – 97.3 ac
White Twp., Warren County

500 250 0 500 1,000 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Highlands Council 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.



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

November 16, 2017

SADC County PIG Financial Status
Schedule B

Warren County

SADC ID#	Farm	Acres	Pay Acres	SADC		Federal Grant	SADC	Base Grant			Competitive Funds																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase
May 23, 2019

Hoffman - LaRoche Inc.
21- 0604-PG
County PIG Program
94 Acres

Block 46	Lot 37	White Twp.	Warren County
SOILS:		Other	58% * 0 = .00
		Prime	4% * .15 = .60
		Statewide	38% * .1 = 3.80
			SOIL SCORE: 4.40

TILLABLE SOILS:

TILLABLE SOILS SCORE:

FARM USE:	Corn-Cash Grain	32 acres
	Hay	13 acres

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: No Additional Conditions
 - 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 ammended 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 FY2019R5(3)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
Warren County
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of
Anema, Kristopher ("Owner")
Washington Township, Warren County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 21-0612-PG**

MAY 23, 2019

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Warren County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on April 24, 2018 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 66, Lot 1.06, Washington Township, Warren County, totaling approximately 23.9 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Warren County's Southeast Project Area and the Highlands Planning Area; and

WHEREAS, the Property includes one (a), approximately 4 acre non-severable exception area for and limited to one (1) existing single family residential unit and to afford future flexibility of uses resulting in approximately 19.9 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

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

WHEREAS, the Property has a quality score of 66.3 which exceeds 46, which is 70% of the County's average quality score as determined by the SADC July 26, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on May 15, 2018 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on December 6, 2018 the SADC certified a development easement value of \$4,000 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$4,000 per acre based on zoning and environmental regulations in place as of the current valuation date September 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$4,000 per acre for the development easement for the Property; and

WHEREAS, on April 2, 2019 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 March 19, 2019, the Washington 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 March 21, 2019, the Warren 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 March 27, 2019, the County of Warren passed a resolution granting final approval and a commitment of funding for \$1,200 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, 20.5 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 20.5 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$ 57,400	(\$2,800/acre)
Warren County	\$ 24,600	(\$1,200/acre)
Total Easement Purchase	\$ 82,000	(\$4,000/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, Warren County is requesting \$43,801.30 in base grant funding and \$13,598.70 in competitive 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 SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 20.5 net easement acres, at a State cost share of \$2,800 per acre, (70% of certified easement value and purchase price), for a total grant of approximately \$57,400 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 fund).
4. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
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 purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/23/2019

Date



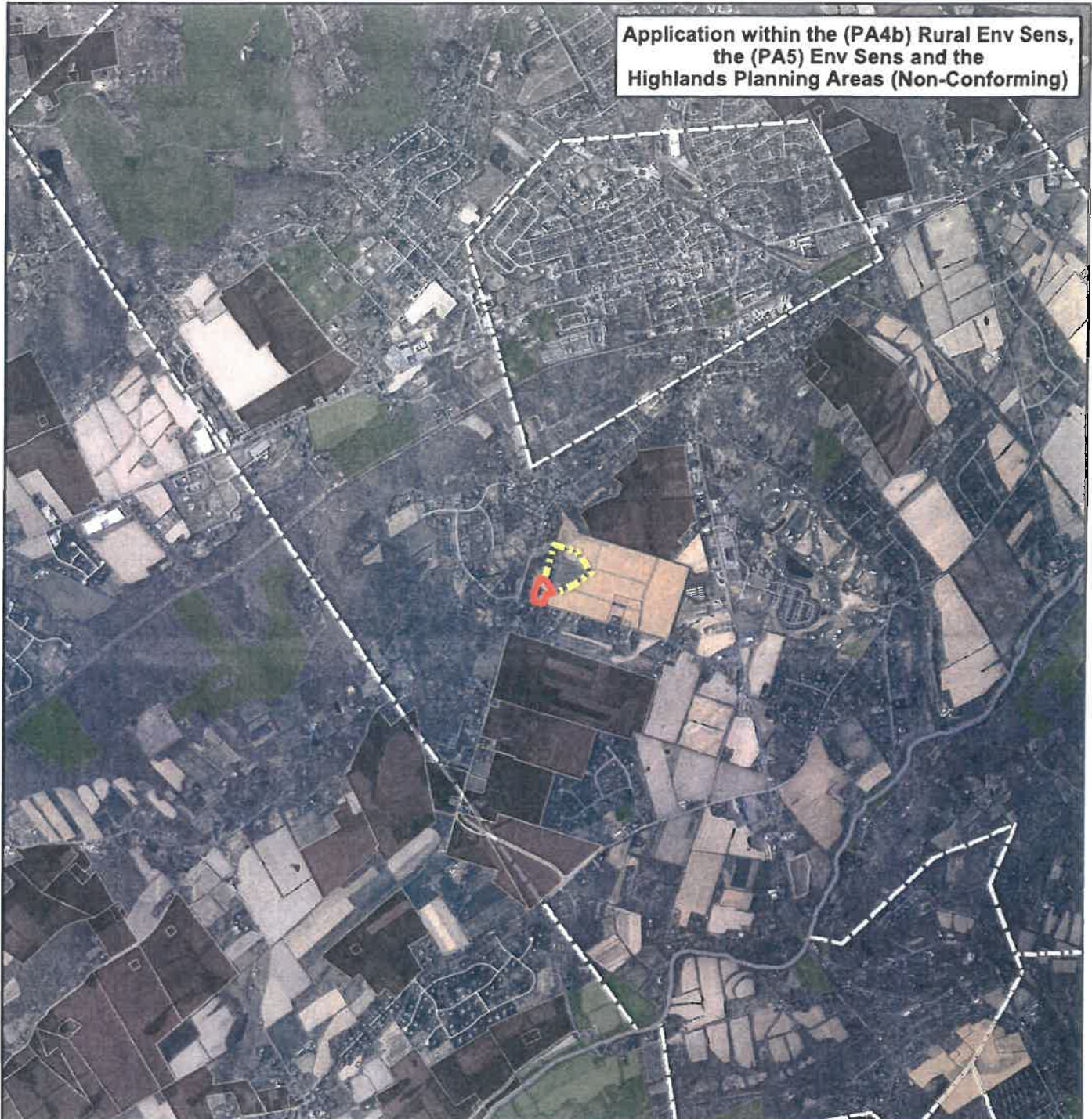
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

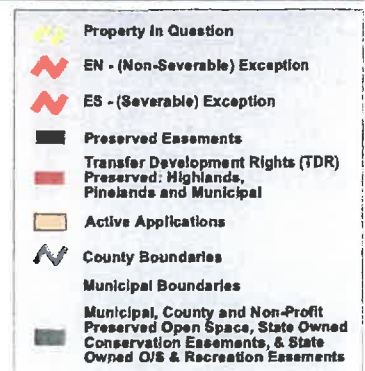
Preserved Farms and Active Applications Within Two Miles

X:\counties\warco\projects\Anema, Kristopher 2mile.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Anema, Kristopher
Block 66 Lots P/O 1.06 (19.9 ac);
& P/O 1-EN (non-severable exception - 4.0 ac)
Gross Total = 23.9 ac
Washington Twp., Warren County



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

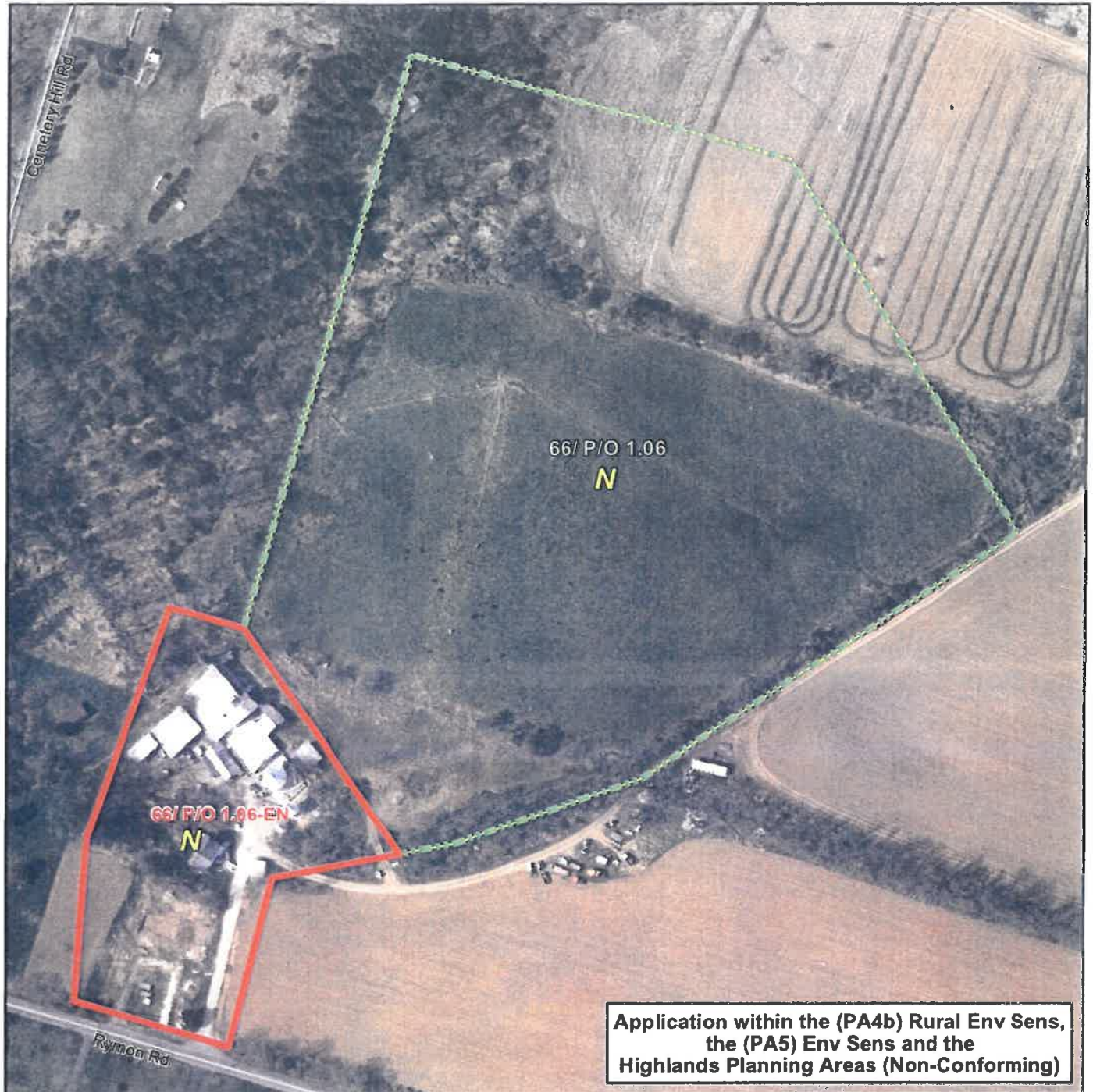
Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2015 Digital Aerial Image

May 3, 2018

Wetlands

Schedule A

X:\counties\warco\projects\Anema, Kristopher fww.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Anema, Kristopher
Block 66 Lots P/O 1.06 (19.9 ac);
& P/O 1-EN (non-severable exception - 4.0 ac)
Gross Total = 23.9 ac
Washington Twp., Warren County

250 125 0 250 500 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Highlands Council 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 any 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
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- 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 3, 2018

Warren County

S:\Fiscal\FISCAL County PIG Funding Status.xls

2019. 23. 23.

ORIGINAL

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase
May 23, 2019

Anema, Kristopher
21- 0612-PG
County PIG Program
20 Acres

Block 66	Lot 1.06	Washington Twp.	Warren County
SOILS:		Other	3% * 0 = .00
		Prime	89% * .15 = 13.35
		Statewide	8% * .1 = .80
			SOIL SCORE: 14.15
TILLABLE SOILS:		Cropland Harvested	83% * .15 = 12.45
		Woodlands	17% * 0 = .00
			TILLABLE SOILS SCORE: 12.45
FARM USE:	Corn-Cash Grain	16 acres	

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:
 - 1st four (4) acres for Existing dwelling and out buildings
 - Exception is not to be severed from Premises
 - Exception is to be limited to one existing single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - 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 FY2019R5(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
Hunterdon County
for the**

**PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of
Grochowicz, Thomas & Michelle (Boro) ("Owners")
Hampton Borough, Glen Gardner Borough, and Bethlehem Township, Hunterdon County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 10-0414-PG**

MAY 23, 2019

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Hunterdon County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Hunterdon County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on June 21, 2017 the SADC received an application for the sale of a development easement from Hunterdon County for the subject farm identified as Block 11, Lots 1, 2, & 2.2, Hampton Borough and Blockn1, Lot 1.01 Glen Gardner Borough and Block 46, Lot 2 Bethlehem Township, totaling approximately 86.3 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Hunterdon County's Bethlehem East Project Area Project Area and the Highlands Preservation Area; and

WHEREAS, the Property includes the following exception areas:

- one (1), approximately 1-acre non-severable exception area for and limited to one future single-family residential unit and to afford future flexibility of uses; and
 - one (1), approximately 2-acre severable exception area for and limited to one future single-family residential unit and to afford future flexibility of uses; and
 - one (1), approximately 7-acre severable exception area to afford future flexibility of uses, but limited to zero (0) future single family residential units; and
- resulting in approximately 76.3 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes 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 corn, hay, beef and dairy production; and

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

WHEREAS, the Property has a quality score of 41.12 which does not exceed 45, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and

WHEREAS, on October 26, 2017 the SADC passed an eligibility farm review and waiver resolution #FY2018R10(12) which granted a waiver of the minimum score criteria and allowed the Property to proceed toward Green Light Approval (Schedule A1); and

WHEREAS, Resolution #FY2018R10(12), the eligibility farm review and waiver, Green Light Letter and certification of easement value were conditioned on the County adding these parcels to the County Agriculture Development Area (ADA) prior to Final Approval; and

WHEREAS, the County included these parcels in its FY2019 PIG Plan application annual update, which was approved by the SADC on May 24, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on November 1, 2017 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 28, 2018 the SADC certified a development easement value of \$8,500 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$1,000 per acre based on zoning and environmental regulations in place as of the current valuation date April 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$8,500 per acre for the development easement for the Property; and

WHEREAS, the County of Hunterdon applied for a grant from the Highlands Council through the Highlands Open Space Partnership Funding Program (Highlands Grant); and

WHEREAS, the Highlands Council approved Resolution 2019-1 authorizing a Highlands Grant for the Grochowicz farm of \$369,800 or 50 percent of the final purchase price, whichever is less; and

WHEREAS, on March 28, 2019 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. 2:76-17A.13, on February 11, 2019 the Borough of Hampton approved the application but is not participating financially in the easement purchase due to the anticipated receipt of the Highlands Grant; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on March 6, 2019 the Borough of Glen Gardner approved the application but is not participating financially in the easement purchase due to the anticipated receipt of the Highlands Grant; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on February 21, 2019 the Bethlehem Township Committee approved the application but is not participating financially in the easement purchase due to the anticipated receipt of the Highlands Grant; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 14, 2019, the Hunterdon 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 March 19, 2019, the County of Hunterdon passed a resolution granting final approval, but is not participating financially in the easement purchase due to the anticipated receipt of the Highlands Grant; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 78.59 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 78.59 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$400,809	(\$5,100/acre)
<u>Hunterdon County</u>	<u>\$267,206</u>	<u>(\$3,400/acre)</u>
Total Easement Purchase	\$668,015	(\$8,500/acre)

Estimated cost share breakdown if the Highlands Grant is applied:

	<u>Total</u>	<u>Per/acre</u>
SADC	\$334,007.50	(\$4,250/acre)
<u>Highlands Grant</u>	<u>\$334,007.50</u>	<u>(\$4,250/acre)</u>
Total Easement Purchase	\$668,015	(\$8,500/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, Hunterdon County is requesting \$334,007.50 in competitive 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 SADC grants final approval to provide a cost share grant to Hunterdon County for the purchase of a development easement on the Property, comprising approximately 78.59 net easement acres, at a State cost share of \$4,250 per acre, (50% of certified easement value and purchase price), for a total grant of approximately \$334,007.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).

3. The prior condition to add these parcels to the County ADA prior to Final Approval has been resolved and is no longer a condition.
4. This approval is conditioned upon receipt of the Highlands Grant funds sufficient enough to cover the County's cost share or in absence of Highlands Grant funding a resolution by the municipalities and/or the County Board of Chosen Freeholder's to commit the funds needed to cover the local cost share.
5. If the Highlands Grant funding is secured and approved for use by the SADC, said funding will first be used to reduce the county cost share and then, with the remaining funds (estimated \$66,802), reduce the SADC's cost share.
6. 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 fund).
7. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
8. 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.
9. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
10. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
11. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
12. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
13. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/23/2019

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



Grochowicz, Thomas and Michelle (Boro)
Bethlehem Twp. - Block 46 Lot 2 (16.0 ac);
Glen Gardner Boro - Block 1 Lots P/O 1.01 (27.8 ac) & P/O 1.01-ES (severable exception - 7.0 ac);
Hampton Boro - Block 11 Lots P/O 1 (9.1 ac); P/O 1- EN (non-severable exception - 1.0 ac);
2.2 (8.7 ac); P/O 2 (14.7 ac) & P/O 2-ES (severable exception - 2.0 ac)
Gross Total = 86.3 ac
Hunterdon County



- Property In Question**
-  **EN - (Non-Severable) Exception**
-  **ES - (Severable) Exception**
-  **Wetlands Boundaries**
-  **300 ft Buffered Wetlands**
-  **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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Highlands Council 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 for planning purposes. The geodetic accuracy and precision of the GIS data is not guaranteed. The data and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

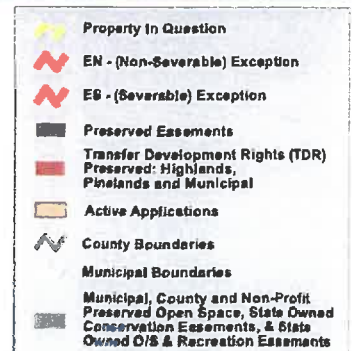
Preserved Farms and Active Applications Within Two Miles

X:\counties\huncoprojects\Grochowicz_Thomas_and_Michelle_(Boro)_2miles.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Grochowicz, Thomas and Michelle (Boro)
 Bethlehem Twp. - Block 46 Lot 2 (16.0 ac);
 Glen Gardner Boro - Block 1 Lots P/O 1.01 (27.8 ac) & P/O 1.01-ES (severable exception - 7.0 ac);
 Hampton Boro - Block 11 Lots P/O 1 (9.1 ac); P/O 1- EN (non-severable exception - 1.0 ac);
 2.2 (8.7 ac); P/O 2 (14.7 ac) & P/O 2-ES (severable exception - 2.0 ac)
 Gross Total = 86.3 ac
 Hunterdon County



2,500 1,250 0 2,500 5,000 7,500 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
 NJDOT/DGIS 2015 Digital Aerial Image

July 28, 2017

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R10(12)

ELIGIBLE FARM REVIEW AND WAIVER
For
HUNTERDON COUNTY PLANNING INCENTIVE GRANT

On the Property of
Grochowicz, Thomas & Michelle (Boro)
SADC ID# 10-0414-PG
Boroughs of Glen Gardner and Hampton and Bethlehem Township

OCTOBER 26, 2017

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Hunterdon County ("County") pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the County received SADC approval of its FY2017 PIG Plan application annual update on May 26, 2016; and

WHEREAS, on February 28, 2012, the SADC received a Planning Incentive Grant ("PIG") application from Hunterdon County for the Grochowicz Farm, identified as Block 11, Lots 1, 2, & 2.2 Hampton Boro and Block 1, Lot 1.01 Glen Gardner Boro, Block 46, Lot 2 Bethlehem Township, totaling approximately 86.3 gross acres hereinafter referred to as "Property" and as identified on the attached map (Schedule A); and

WHEREAS, the property is in the Highlands Preservation Area and has been owned by the family since before 2004 and appears to be eligible, and must be appraised, along with current zoning, under 01/01/04 zoning and environmental conditions pursuant to the enactment of P.L.2015, c.5, which extends the dual-appraisal provision only to farms in the Highlands region; and

WHEREAS, the Property is located in the County's Bethlehem East Project Area; and

WHEREAS, the Property is not located within the County Agriculture Development Area (ADA) however, the County is in the process of updating its comprehensive ADA plan and have confirmed this farm will be included; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.3 the Property is required to be included within the ADA, therefore, this waiver is conditioned upon County adoption and SADC certification, of an amended ADA which includes the Property prior to requesting SADC Final Approval; and

WHEREAS, the Property currently supports a corn, hay and beef operation; and

WHEREAS, the application for the Property submitted by the County includes:

- One(1), approximately 1-acre non-severable exception area for and limited to one future single family residential unit; and

- two (2), approximately 2-acre severable exception areas each for and limited to one future single family residential units; and
- one (1) 7-acre severable exception for future flexibility of use and zero residential uses, resulting in approximately 74.3 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets the minimum standards as per N.J.A.C. 2:76-6.20 and has a quality score of 41.12 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing standards for determining an "eligible farm" by determining minimum score requirements in the County Planning Incentive Grant Program (PIG); and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the County Easement Purchase Program and/or the County Planning Incentive Grant Program within the previous three fiscal years, as determined by the SADC ; and

WHEREAS, on July 28, 2016 Resolution #FY2017R7(5) was approved by the SADC memorializing standards for determining Eligible farms for the County PIG program, (effective January 1, 2017 - December 31, 2017); and

WHEREAS, the quality score for the property is 41.12 which is lower than the approved 70% Average Quality score for Hunterdon County of 47; and

WHEREAS, because the Property does not meet the minimum score, the SADC will consider on a case by case basis, a waiver of the minimum score criterion pursuant to N.J.A.C. 2:76-17.9(a)7 for applications submitted under the county planning incentive grant program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7i the Committee may grant a waiver of the minimum score criteria upon a finding that any of the following apply:

- (A) The conversion of the farm to non-agricultural use will likely cause a substantial negative impact on the public investment made in farmland preservation within the project area;
- (B) The subject property is of exceptionally high agricultural resource value based on soil characteristics; or
- (C) The subject property represents a unique and valuable agricultural resource to the surrounding community, and the Committee finds that it has a reasonable opportunity to remain agriculturally viable.

WHEREAS, the Hunterdon County Agriculture Development Board (CADB) has requested that the SADC provide a waiver of the minimum score criteria based on the following which meet the requirements of N.J.A.C. 2:76-17.9(a)7i (1)(B) and (C) above (Schedule C):

- The farm is a multi-generational operation providing a unique and valuable resource to the surrounding community.
- The farm is prominently located on the southbound side of State Highway 31 facilitating the farm's capacity for direct marketing and agricultural tourism in the area.
- The farm is situated within three municipalities and it would become the only preserved farm in both Glen Gardner and Hampton Boroughs where both municipalities are supportive of preservation and recognize the farm as one the last remaining tracts of farmland in their jurisdictions.
- The farm is adjacent to an elementary school where it serves as an educational backdrop, reflecting New Jersey's solvent agrarian industry for the students and staff.
- The physical characteristics of the farm otherwise qualify it as a high quality application including road frontage and access to the north and east of the property.
- The tillable acreage is high at almost 80% and 76% of the soils are classified as Prime and Statewide Important.
- The size of the farm, at 86 gross acres, make it well suited for a variety of agriculture.

WHEREAS, based on the factors presented by the CADB above SADC staff recommends the SADC provide a waiver for the Grochowicz Farm; and

NOW THEREFORE BE IT RESOLVED, pursuant to N.J.A.C. 2:76-17.9(a)7i (1) (C) the SADC finds that the subject property represents a unique and valuable agricultural resource to the surrounding community and the Committee finds that it has a reasonable opportunity to remain agriculturally viable based on the following:

- The tillable acreage is high at almost 80%.
- 76% of the soils are classified as Prime and Statewide Important.
- The Property, at 86 gross acres, make it well suited for a variety of agriculture uses
- The Property's accessible location provides a unique and valuable resource to the surrounding community.
- The Property is located in the Highlands Preservation area which is identified as an area most critically in need of protection by the Highlands Act and farmland preservation is one of the few protection tools for the landowner; and

BE IT FURTHER RESOLVED, the SADC grants a waiver of the minimum score criteria for the Grochowicz Farm; and

BE IT FURTHER RESOLVED, pursuant to N.J.A.C. 2:76-6.3 the Property is required to be included within the ADA, therefore, this waiver is conditioned upon County adoption and SADC certification, of an amended ADA which includes the Property prior to requesting SADC Final Approval; and

BE IT FURTHER RESOLVED, that the SADC shall notify the County in writing that the application has been granted a waiver and SADC staff will finalize the preliminary approval as per N.J.A.C. 2:76-17.9 ; 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 this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

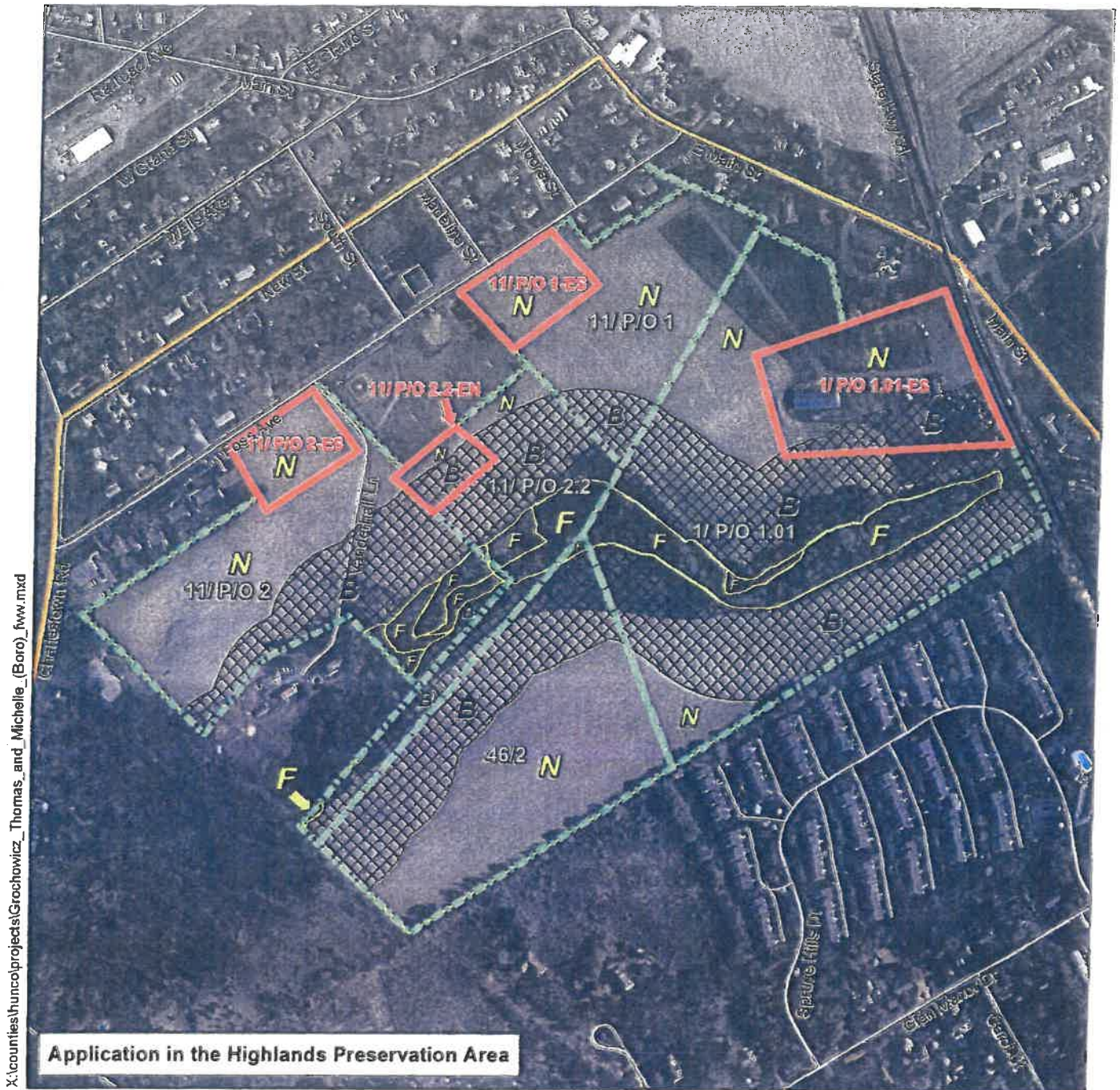
10/26/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
W. Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Wetlands



Application in the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM **NJ State Agriculture Development Committee**

Grochowicz, Thomas and Michelle (Boro)
 Bethlehem Twp. - Block 46 Lot 2 (16.0 ac);
 Glen Gardner Boro - Block 1 Lots P/O 1.01 (27.8 ac) & P/O 1.01-ES (severable exception - 7.0 ac);
 Hampton Boro - Block 11 Lots P/O 1 (8.1 ac); P/O 1-ES (severable exception - 2.0 ac);
 P/O 2.2 (7.7 ac); P/O 2.2-EN (non-severable exception - 1.0 ac);
 P/O 2 (14.7 ac) & P/O 2-ES (severable exception - 2.0 ac)
 Gross Total = 86.3 ac
 Hunterdon County

500 250 0 500 1,000 Feet

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

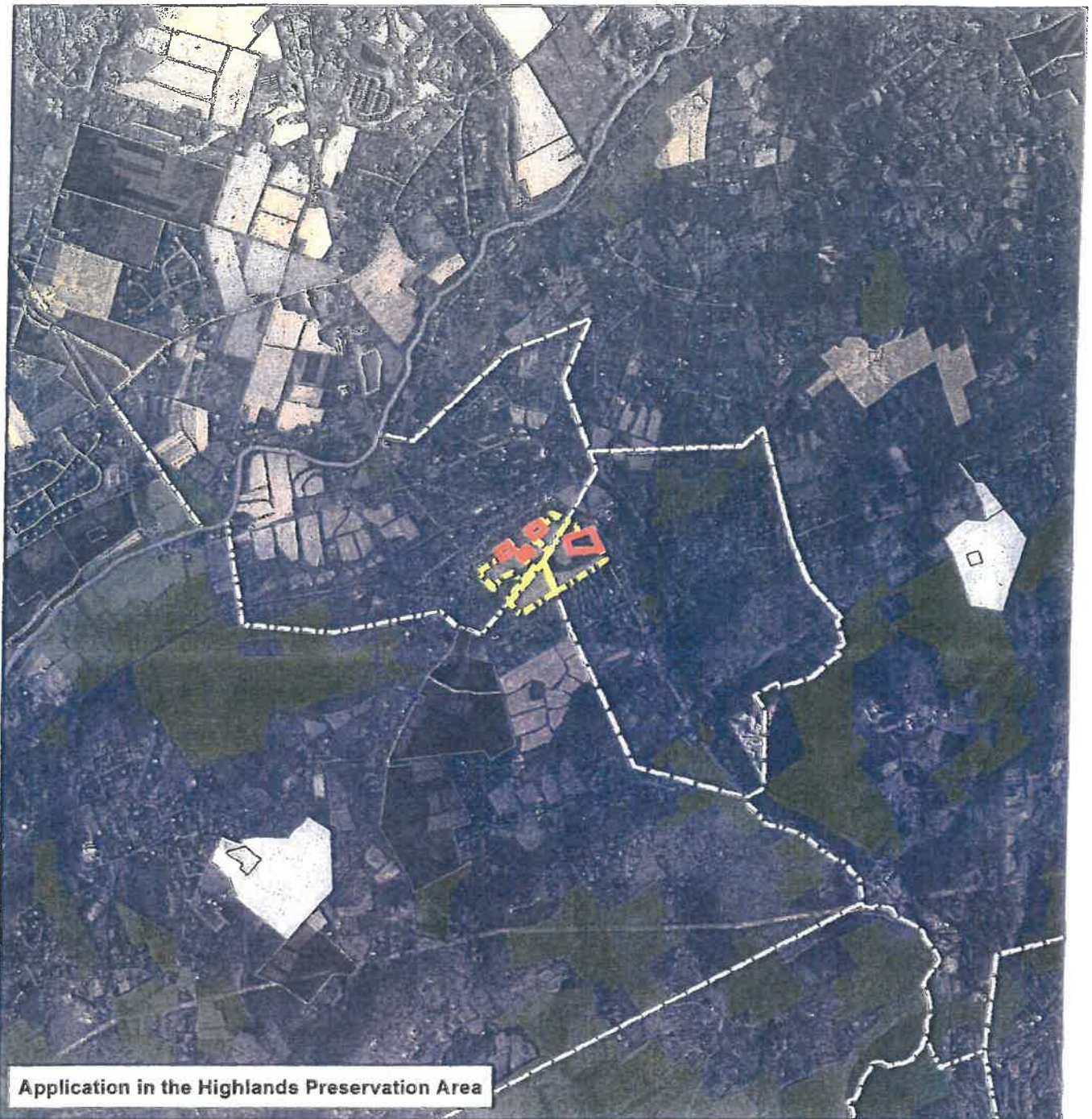
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- Property In Question**
- EN - (Non-Severable) Exception
 - ES - (Severable) Exception
 - Wetlands Boundaries
 - 300 ft Buffered Wetlands
 - Primary - Limited Access
 - Federal or State Hwys
 - County Roads
 - Municipal/Local Roads

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

Preserved Farms and Active Applications Within Two Miles

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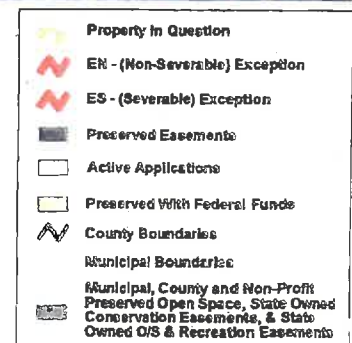


Application in the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Grochowicz, Thomas and Michelle (Boro)
Bethlehem Twp. - Block 46 Lot 2 (16.0 ac);
Glen Gardner Boro - Block 1 Lots P/O 1.01 (27.8 ac) & P/O 1.01-ES (severable exception - 7.0 ac);
Hampton Boro - Block 11 Lots P/O 1 (8.1 ac); P/O 1- ES (severable exception - 2.0 ac);
P/O 2.2 (7.7 ac); P/O 2.2-EN (non-severable exception - 1.0 ac);
P/O 2 (14.7 ac) & P/O 2-ES (severable exception - 2.0 ac)
Gross Total = 86.3 ac
Hunterdon County

2,500 1,250 0 2,500 5,000 7,500 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
NJOT/OGIS 2015 Digital Aerial Image

July 28, 2017

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

GENERAL INFORMATION

COUNTY OF Hunterdon Glen Gardner Boro 1012
APPLICANT Grochowicz, Thomas & Michelle (Boro)

PRIORITIZATION SCORE

SOILS:	Other	27% *	0	=	.00
	Prime	33% *	.15	=	4.95
	Statewide	40% *	.1	=	4.00

SOIL SCORE: 8.95

TILLABLE SOILS:	Cropland Harvested	79% *	.15	=	11.85
	Wetlands	10% *	0	=	.00
	Woodlands	11% *	0	=	.00

TILLABLE SOILS SCORE: 11.85

BOUNDARIES AND BUFFERS:	Commercial	16% *	0	=	.00
	Farmland (Unrestricted)	9% *	.06	=	.54
	Parks (high use)	9% *	.05	=	.45
	Residential Development	60% *	0	=	.00
	Streams and Wetlands	3% *	.18	=	.54
	Woodlands	3% *	.06	=	.18

BOUNDARIES AND BUFFERS SCORE: 1.71

CONTIGUOUS PROPERTIES / DENSITY:	Grochowicz	Restricted Farm or Current Application	2
	Grochowicz	Restricted Farm or Current Application	2
	Bartnett	Restricted Farm or Current Application	2
	Bunting	Restricted Farm or Current Application	2

DENSITY SCORE: 8.00

LOCAL COMMITMENT:	100% *	9	=	9.00
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LOCAL COMMITMENT SCORE: 9.00

SIZE:	SIZE SCORE:	5.61
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IMMIMENCE OF CHANGE:	IMMINENCE OF CHANGE SCORE:	.00
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COUNTY RANKING:

EXCEPTIONS:	Exceptions amount to more than 10% of Property	EXCEPTION SCORE:	-4.00
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TOTAL SCORE: 41.12

Hunterdon County Agriculture Development Board

Hunterdon County Administration Building #1

Route 12 County Complex

PO Box 2900

Flemington, New Jersey 08822-2900

9/27/17

Mr. Douglas H. Fisher, Chairman
State Agriculture Development Committee
PO Box 330
Trenton, New Jersey 08625-0330

RE: County Planning Incentive Grant
Grochowicz, Thomas and Michelle (Grochowicz North Farm)
Block 46 Lot 2- Bethlehem Township
Block 1 Lot 1.01- Glen Gardner Borough
Block 11 Lots 1, 2, and 2.2- Hampton Borough

Dear Secretary Fisher,

Hunterdon County is in receipt of a County Planning Incentive Grant application for the Grochowicz North Farm. This farm is novel in ways which may not be reflected in the scoring parameters typical of the program. Because of this, Hunterdon County feels that the insufficient score that it has received utilizing State Agriculture Development Committee's criteria should not disqualify it from the program. This letter serves as a request for the SADC to waive the minimum score criterion for Grochowicz Farm pursuant to N.J.A.C. 2:27-17.9(a) 7.

The Grochowicz Farm is a multi-generational operation prominently located on the southbound side of State Highway 31 and it is primarily this location that makes it a unique and valuable resource to the surrounding community. The farm is situated within three municipalities and has consistently remained a viable and focal point of agricultural tourism in the area. It would become the only preserved farm in both Glen Gardner and Hampton Boroughs where both municipalities are supportive of preservation and recognize the farm as one the last remaining tracts of farmland in their jurisdictions. The farm surrounds the playground at Hampton Borough's Elementary School and draws the eye to the sweeping vistas of the highlands landscape. CADB members have remarked that although this farm's location is superficially atypical of the program, its value to the community is high, particularly for the elementary school children where it serves as an educational backdrop reflecting New Jersey's solvent agrarian industry.

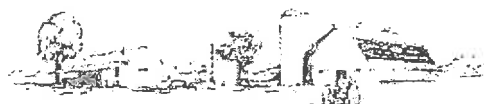
The physical characteristics of the farm otherwise qualify it as a high quality application including road frontage and access to the north and east of the property. Tillable acreage is high at almost 80%, 76% of the soils are classified as Prime and Statewide importance, and its sheer size of 86 acres make it well suited for a variety of agriculture. The inherent direct marketing capacity for local customers is extraordinary as is the proximity to the highway for ease of transport of farm products to further markets. This combination of quality land and strategic location clearly demonstrate the farm's future viability.

Thank you for taking the time to understand what makes the Grochowicz North Farm such a unique preservation application. I sincerely hope that Committee concurs that this is a valuable preservation endeavor and approves the minimum score waiver request for the Grochowicz Farm.

Sincerely,



Melanie J. Mason
Hunterdon County CADB and
Farmland Preservation Program Administrator



Telephone: (908) 788-1490 / Telecopier: (908) 788-1662
<http://www.co.hunterdon.nj.us/cadb.html>

Hunterdon County

S:\Fiscal\FISCAL County PIG Funding Status.xlsx

May 23, 2019

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Grochowicz, Thomas & Michelle (Boro)
10- 0414-PG
County PIG Program
76 Acres

Block 1	Lot 1.01	Glen Gardner Boro	Hunterdon County
Block 46	Lot 2	Bethlehem Twp.	Hunterdon County
Block 11	Lot 1	Hampton Boro	Hunterdon County
Block 11	Lot 2.2	Hampton Boro	Hunterdon County
Block 11	Lot 2	Hampton Boro	Hunterdon County

SOILS:	Other	27% *	0	=	.00
	Prime	33% *	.15	=	4.95
	Statewide	40% *	.1	=	4.00

SOIL SCORE: 8.95

TILLABLE SOILS:	Cropland Harvested	79% *	.15	=	11.85
	Wetlands	10% *	0	=	.00
	Woodlands	11% *	0	=	.00

TILLABLE SOILS SCORE: 11.85

FARM USE:	Corn-Cash Grain	81 acres
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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:
 - 1st seven (7) acres for Non-Ag Commercial business
Exception is severable
Right to Farm language is to be included in Deed of Future Lot
Exception is restricted to zero (0) single family residential units
 - 2nd one (1) acres for Future residence
Exception is not to be severed from Premises
Exception is to be limited to one future single family residential unit(s)
 - 3rd two (2) acres for Future residence
Exception is severable
Exception is to be limited to one future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - 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.

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2019R5(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
Cumberland County
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of
Sparacio, Jr. Anthony & Sparacio, III Anthony (Lot 1) ("Owners")
Deerfield Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.
SADC ID#06-0190-PG**

May 23, 2019

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on March 30, 2017, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 48, Lot 1, and Block 49, Lot 1, Deerfield Township, Cumberland County, totaling approximately 20.5 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1) approximately 1 acre severable exception area for and limited to one existing single family residence and to afford future flexibility of uses resulting in approximately 19.5 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

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

WHEREAS, the Property has a quality score of 58.24 which exceeds 44, which is 70% of the

County's average quality score as determined by the SADC July 27, 2016; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on July 20, 2017 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 28, 2017, the SADC certified a development easement value of \$7,600 per acre based on zoning and environmental regulations in place as of the current valuation date January 1, 2017; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$7,600 per acre for the development easement for the Property; and

WHEREAS, on April 15, 2019 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 March 12, 2018, the Deerfield Township Committee approved the application for the sale of development easement, but it not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 9, 2018, 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 February 27, 2018, the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$2,900 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, 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):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$94,423.00	(\$4,700/acre)
<u>Cumberland County</u>	<u>\$58,261.00</u>	<u>(\$2,900/acre)</u>
Total Easement Purchase	\$152,684.00	(\$7,600/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, Cumberland County is requesting \$94,423.00 in competitive 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 SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 20.09 net easement acres, at a State cost share of \$4,700 per acre, (61.84% of certified easement value and purchase price), for a total grant of approximately \$94,423.00 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 fund).
4. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
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 purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/23/2019

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Wetlands



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Sparacio Jr., Anthony and Sparacio Sr., Anthony (Sparacio #3)
Block 48 Lot 1 (10.8 ac); & Block 49 Lots P/O 1 (8.7 ac)
& P/O 1-ES (severable exception - 1.0 ac)
Gross Total = 20.5 ac
Deerfield Twp., Cumberland County

250 125 0 250 500 Feet

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

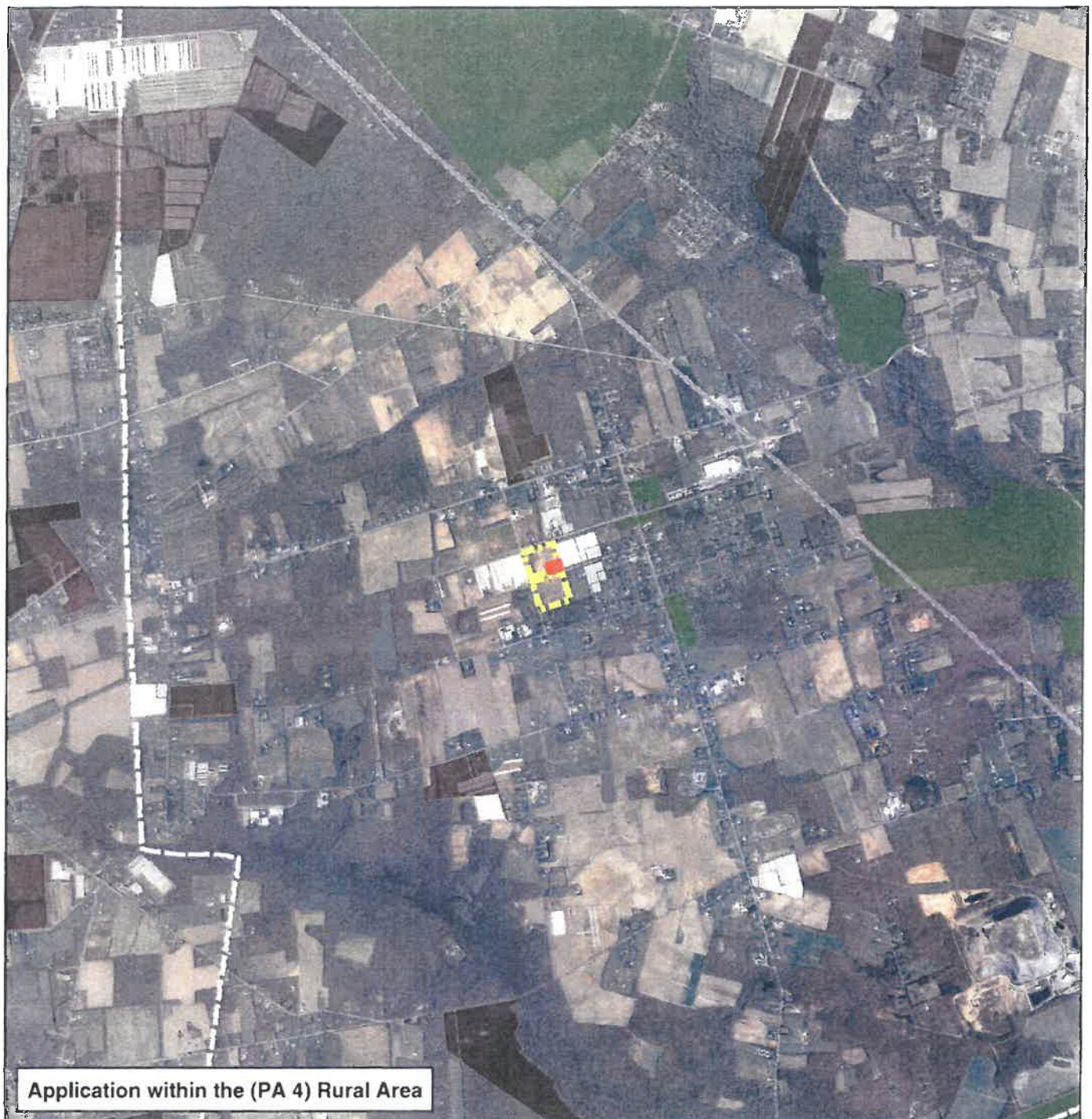
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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



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

Preserved Farms and Active Applications Within Two Miles

X:\counties\cumco\projects\Sparacio_Jr_Anthony_and_Sparacio_Sr_Anthony_(Sparacio_#3)_2mile.mxd



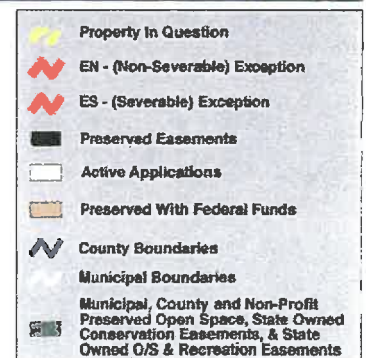
Application within the (PA 4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Sparacio Jr., Anthony and Sparacio Sr., Anthony (Sparacio #3)
Block 48 Lot 1 (10.8 ac); & Block 49 Lots P/O 1 (8.7 ac)
& P/O 1-ES (severable exception - 1.0 ac)
Gross Total = 20.5 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
NJOT/OGIS 2015 Digital Aerial Image

June 2, 2017

SADC County Pig Financial Status
Schedule B

Cumberland County

SADC ID#	Farm	Acres	Pay Acres	SADC		Federal Grant	SADC Federal Grant	Base Grant				Competitive Funds			
				Cost Basis	Cost Share			Encumbered	PV	Expended	Balance	Encumbered	Expended	FY13 Balance	FY16 Balance
06-0145-PG	Sorantino 1	31.6790	31.6790	185,395.00	107,769.60							122,670.00	105,655.00	1,690,180.97	
06-0147-PG	Casper #2	23.3940	23.3940	107,612.40	73,925.04							78,115.20	73,925.04	1,600,235.93	
06-0160-PG	Uihard	28.0000	28.0000	131,684.00	90,224.40			27,585.20	27,585.20	27,585.20	62,833.20	71,912.40	62,833.20	1,643,616.73	
06-0162-PG	Hubschmidt #2	64.3840	64.3840	308,961.60	211,123.76							22,974.40	211,123.76	1,332,492.97	
06-0163-PG	Garrison	64.3300	64.3300	288,642.60	203,917.96							21,652.00	203,917.96	1,725,975.01	
06-0165-PG	McCracken	44.0080	44.0080	181,234.40	131,143.84							12,143.84	131,143.84	397,431.17	
06-0166-PG	McCracken	38.0000	38.0000	155,000.00	106,500.00							12,000.00	106,500.00	1,600,000.00	
06-0164-PG	Coleman #2	23.0010	23.0010	121,905.30	80,644.00							80,443.00	80,443.00	827,256.87	
06-0165-PG	Casper, Mary Ann	32.9480	32.9480	115,300.50	82,357.50							84,975.00	82,357.50	738,896.17	
06-0165-PG	Hubschmidt #1	13.4610	13.4610	84,411.30	61,231.55							65,611.00	61,231.55	677,559.62	
06-0164-PG	Watson #1	61.0440	61.0440	255,115.60	188,589.75							188,589.80	188,589.80	608,958.22	
06-0163-PG	Mason	30.8310	30.8310	172,602.64	114,041.03							114,041.70	114,041.03	384,948.79	
06-0162-PG	Coleman, Raymond A. #1	12.3390	12.3390	64,778.75	43,484.98							43,689.00	43,484.98	351,463.81	
06-0162-PG	Willis	75.2170	74.8880	284,480.80	200,640.88							200,640.88	200,640.88	150,912.33	
06-0162-PG	Russell, Vean M. (Ray, William Henry)	18.0000	18.0000	73,850.00	51,695.00							51,695.00	51,695.00	1,600,000.00	
06-0171-PG	Shoemaker, Joseph C. & Emily P. #2	27.3890	27.3890	70,385.40	51,485.28							112,482.86	112,482.86	10,760.07	
06-0164-PG	App, Bonnie L. #1	36.8010	36.8010	273,087.40	169,744.60			203,253.25	203,253.25	203,253.25	796,746.76	3,612.45	6,612.45	2,127.62	
06-0167-PG	Coleman & Chaffon (Flewood)	122.5700	122.5700	772,191.00	498,409.50			170,588.00	169,744.60	169,744.60	627,002.15				
06-0173-PG	Ale, Kenneth & Carol (Lot 2)	36.8220	36.8220	224,614.28	145,446.96			128,770.28	128,770.28	128,770.28	823.40				
06-0181-PG	Billinger, Frank P., III	12.8330	12.8330	70,981.60	46,940.45							71,430.76	46,940.45	4,984,323.35	
06-0181-PG	Billinger, Shirley Carol (Lot 2.02)	68.2970	68.2970	435,433.60	280,432.60							287,631.50	280,432.60	4,937,482.30	
06-0181-PG	Billinger, Shirley Carol (Lot 2.02)	17.0000	17.0000	71,430.76	46,940.45							71,430.76	46,940.45	4,937,482.30	
06-0181-PG	Billinger, Shirley Carol (Lot 2.02)	21.3860	21.3860	128,314.00	83,405.40							83,374.00	83,405.40	4,440,585.05	
06-0183-PG	Casper, Todd & Margaret (Lot 9.05)	33.3370	33.3370	156,112.00	103,895.20							111,487.20	103,895.20	4,324,975.88	
06-0187-PG	Eachus, T. Glenn, Ella M., Trevis & Rebekah	61.7310	61.7310	274,174.30	183,845.05							133,890.00	183,845.05	4,161,330.81	
06-0186-PG	Hornin, Garry & Diane	46.3020	44.4820	217,561.80	146,569.88							146,569.88	146,569.88	4,002,760.93	
06-0186-PG	AAA Landchuk Enterprises (Lianchuk, John)	45.7200	45.4580	213,704.30	145,610.19							337,428.00		3,857,174.15	
06-0182-PG	Manthey, Robert	120.5100	120.5100	482,040.00	337,428.00			823.40	823.40			142,088.50		3,919,746.15	
06-0184-PG	Clear Rose Winery	31.0000	31.0000	226,700.00	142,088.50							94,423.00		3,283,234.65	
06-0180-PG	Sparaco, Jr. Anthony & Sparaco, III Anthony	19.3000	20.0000	152,694.00	94,423.00										
Closed		3,644.0770	3,637.2390	18,731,290.97	12,448,518.21		2,596,650.32	636,987.39							
Encumbered		339.3000	340.6880	1,847,252.20	1,215,756.18										
						Encumbered/Expended FY13	Encumbered/Expended FY13	Encumbered/Expended FY13	Encumbered/Expended FY13	Encumbered/Expended FY13	Encumbered/Expended FY13	Encumbered/Expended FY13	Encumbered/Expended FY13	Encumbered/Expended FY13	Encumbered/Expended FY13
						-	-	-	-	-	-	-	-	-	-
						Encumbered/Expended FY16	Encumbered/Expended FY16	Encumbered/Expended FY16	Encumbered/Expended FY16	Encumbered/Expended FY16	Encumbered/Expended FY16	Encumbered/Expended FY16	Encumbered/Expended FY16	Encumbered/Expended FY16	Encumbered/Expended FY16
						496,408.50	823.40	823.40	823.40	823.40	823.40	673,538.50	146,586.78	2,127.62	2,000,000.00
						Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
						0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Sparacio, Jr., Anthony & Sparacio, III, Anthony (Lot 1)
06- 0190-PG
County PIG Program
20 Acres

Block 48	Lot 1	Deerfield Twp.	Cumberland County
Block 49	Lot 1	Deerfield Twp.	Cumberland County

SOILS:	Prime	100% * .15	= 15.00
		SOIL SCORE:	15.00

TILLABLE SOILS:	Cropland Harvested	98% * .15	= 14.70
	Woodlands	2% * 0	= .00
		TILLABLE SOILS SCORE:	14.70

FARM USE:	Corn-Cash Grain	11 acres	
	Agricultural Production Crops	9 acres	Devoted to Ag use

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:
 - 1st one (1) acres for Existing residence
 - Exception is severable
 - Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - 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 ammended 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 FY2019R5(6)
APPROVAL**

Of

**BURLINGTON, CAMDEN, CAPE MAY, CUMBERLAND, GLOUCESTER,
HUNTERDON, MERCER, MIDDLESEX, MONMOUTH, MORRIS, SALEM, SOMERSET,
SUSSEX AND WARREN COUNTIES' PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND
PROJECT AREA SUMMARIES**

FY 2020 PIG PROGRAM

May 23, 2019

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.);
2. Establish a county agriculture development board (CADB), pursuant to N.J.S.A. 4:1C-14, to serve as the agricultural advisory committee;
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, on December 14, 2006, the SADC adopted *Guidelines for Developing County Comprehensive Farmland Preservation Plans* to supplement N.J.A.C. 2:76-17 and provide uniform, detailed plan standards, update previous planning standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, a county, in submitting an application to the SADC shall include a copy of the comprehensive farmland preservation plan; a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17.6; 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 available pursuant to N.J.A.C. 2:76-17.8; and

WHEREAS, to date, 18 counties including Atlantic, Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex and Warren Counties have submitted their comprehensive farmland preservation plans and planning incentive grant applications; and

WHEREAS, the 18 total applications for the County Planning Incentive Grant Program identified 138 project areas targeted 5,156 farms and 236,859 acres at an estimated total cost of \$2,351,757,410, with a ten-year preservation goal of 135,939 acres, as summarized in the attached Schedule A; and

WHEREAS, all 18 counties listed above have received SADC Final Approval of their comprehensive farmland preservation plans; and

WHEREAS, of the 18 counties listed above, all except for Bergen County, Ocean County, and Passaic County have submitted an application for funding under the 2020 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)2, 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

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.

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval to Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset, Sussex and Warren Counties' Planning Incentive Grant applications for the FY 2020 funding round as summarized in the attached Schedule B.

BE IT FURTHER RESOLVED, that Bergen, Ocean, and Passaic County's decisions to not apply to the 2020 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)2 each Planning Incentive Grant county should expend its grant funds within two years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within two 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.

5/23/2019

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

S:\PLANNING\PIG Planning\County PIG\2020 County\Final Approval Reso\Co PIG 2020 final approval
Resolution 052319.doc

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.00/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	609	9,561	42,969,960	30,977	150	450	700	0.01	\$0.400	No Set Amount
Bergen	8	40	525	7,045,400	10,887	30	150	300	0.25	\$4.200	No Set Amount
Burlington	4	185	11,684	80,171,635	113,027	1,000	5,000	10,000	1.50	\$19,000	No Set Amount
Camden	5	61	2,688	22,065,210	15,347	258	1,393	3,147	2.00	\$6,800	No Set Amount
Cape May	6	122	8,715	55,827,216	12,370	242	968	1,210	1.00	\$4,745	No Set Amount
Cumberland	19	515	19,807	99,316,803	68,756	1,934	9,669	19,338	1.00	\$0,898	No Set Amount
Hopewell	1	27	1,231	5,465,640	5,689	158	788	1,576	0.00	\$0,002	\$0,020
Upper Deerfield	1	51	3,418	20,535,644	9,422	396	1,979	3,958	0.00	\$0,050	No Set Amount
Gloucester	11	851	17,868	214,419,876	90,208	1,000	4,000	8,000	4.00	\$10,299	\$5,149
Elk	2	25	971	10,678,910	4,218	75	377	754	1.00	\$0,038	\$0,038
Franklin	5	125	4,870	29,061,000	10,260	598	1,799	3,290	1.00	\$0,123	\$0,655
Woodwich	3	91	2,541	38,108,550	5,183	265	1,920	3,984	5.00	\$0,567	No Set Amount
Hunterdon	7	628	29,483	413,395,780	184,578	1,000	5,000	10,000	3.00	\$7,000	\$1,500
Alexandria	4	67	3,700	37,002,300	16,914	524	1,160	2,137	4.00	\$0,365	\$0,183
Delaware	2	25	1,792	25,088,000	23,439	300	1,500	1,500	6.00	\$0,478	No Set Amount
East Amwell	1	15	1,094	24,024,000	13,534	185	925	1,848	4.00	\$0,267	\$0,267
Franklin	1	14	1,433	12,897,000	10,644	286	573	573	3.00	\$0,162	No Set Amount
Holland	4	34	2,106	21,095,000	11,144	703	1,700	2,222	2.00	\$0,079	No Set Amount
Kingwood	1	31	2,436	24,364,800	12,485	170	679	849	3.00	\$0,184	No Set Amount
Raritan	4	23	1,554	31,079,000	6,111	100	300	600	1.50	\$0,602	No Set Amount
Readington	1	40	2,318	34,763,850	16,774	100	600	1,100	2.00	\$0,522	\$0,400
Tewksbury	3	3	409	9,700,000	4,557	100	300	1,000	5.00	\$0,679	No Set Amount
Union	3	19	558	5,580,000	3,803	70	325	600	2.00	\$0,137	\$0,007
West Amwell	1	6	586	5,857,500	13,982	35	329	563	6.00	\$0,305	\$0,250
Mercer	7	30	2,421	35,406,961	14,862	50	250	500	2.50	\$11,110	No Set Amount
Hopewell	1	8	796	15,917,200	10,761	150	500	854	3.00	\$1,191	No Set Amount
Middlesex	5	128	4,556	181,256,400	21,419	225	1,125	2,250	3.00	\$29,920	No Set Amount
Monmouth	6	97	8,205	170,807,000	60,603	1,200	3,000	6,000	1.50	\$17,770	\$1,100
Colts Neck	1	8	369	14,301,650	9,321	42	68	259	1.20	\$0,360	No Set Amount
Holmdel	1	10	317	19,790,625	2,109	11	25	85	2.50	\$1,033	No Set Amount
Howell	4	15	393	5,482,566	12,665	127	370	452	2.00	\$1,273	No Set Amount
Manalapan	1	38	1,318	26,342,650	9,223	131	659	1,318	2.00	\$1,286	No Set Amount
Marlboro	3	16	593	17,330,000	4,053	47	216	298	1.00	\$0,718	\$0,718
Millstone	4	57	3,245	64,900,000	14,476	40	200	400	6.00	\$1,110	No Set Amount

COUNTY AND MUNICIPAL
INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.00/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Upper Freehold	1	156	4,531	67,965,000	27,368	550	1,000	1,500	6.00	\$0.731	\$0.477
Morris	3	74	4,391	110,561,000	169,342	437	2,185	4,391	0.88	\$5.111	No Set Amount
Ocean	7	155	3,529	84,287,254	21,975	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	597,705	6,415	100	500	1,000	1.0	\$4.525	\$0.750
Salem	3	429	30,924	247,390,000	80,424	2,600	13,000	26,000	2.00	\$1.053	\$1.053
Alloway	1	13	622	6,419,780	5,970	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	48	1076	6,842,700	23,706	25	125	250	2.00	\$0.038	\$0.038
Pilesgrove	4	58	4,281	39,569,100	9,949	203	1,304	2,608	3.00	\$0.143	\$0.143
Pittsgrove	2	248	5,076	38,067,600	13,881	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	1	210	9,348	7,011,000	24,167	700	3,500	7,000	1.90	\$0.068	\$0.068
Somerset	12	267	14,123	228,217,896	87,621	1,000	4,000	5,000	3.00	\$17.000	No Set Amount
Bedminster	1	117	5,655	169,650,000	10,180	500	2,706	2,706	1.50	\$0.365	No Set Amount
Franklin	2	26	700	16,584,000	18,931	508	644	830	5.00	\$4.480	No Set Amount
Hillsborough	3	8	169	3,378,200	3,494	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	1	15	717	24,691,301	14,736	50	300	454	4.00	\$1.548	No Set Amount
Peapack & Gladstone	2	11	315	9,455,400	1,932	20	85	160	3.00	\$0.215	\$0.212
Sussex	10	263	34,942	182,813,840	176,195	2,648	13,240	26,480	0.23	\$0.395	\$0.206
Frankford	4	88	4,208	26,297,500	10,140	63	350	700	0.05	\$0.080	\$0.080
Green	3	53	1,831	11,907,896	7,632	150	675	1,300	0.02	\$0.063	No Set Amount
Warren	7	692	33,246	175,207,474	165,408	1,000	5,000	10,000	4.00	\$4.300	\$1.970
Blairtown	4	72	2,065	14,455,000	10,409	100	500	1,000	2.00	\$0.144	Undetermined
Franklin	4	150	5,700	37,050,000	11,542	225	1,000	1,900	3.00	\$0.124	Undetermined
Freylinghuysen	7	76	2,744	17,839,145	11,029	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,283	14,337,360	3,453	174	1,092	1,573	4.00	\$0.239	\$0.239
Harmony	3	87	4,096	24,577,740	12,409	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	4	63	3,189	17,540,765	6,321	65	300	600	2.00	\$0.632	\$0.632
Knowlton	2	33	2,581	12,905,000	13,355	100	500	1,000	2.00	\$0.052	\$0.218
Pohatcong	4	16	1,116	8,118,343	8,156	100	500	1,000	0.50	\$0.174	\$0.174
White	4	104	4,132	20,759,168	13,595	150	700	1,300	2.00	\$0.112	\$0.112
County Totals (18)	138	5,156	236,859	2,351,757,410	1,286,677	14,516	67,037	135,939		\$133.201	
Municipal Totals (45)	111	2,421	103,482	1,094,786,882	493,120	9,115	35,712	62,986		\$22.640	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

2020 COUNTY PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	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
Atlantic	PA-A	81	992	\$3,967,200	3,758	\$4,000						
	PA-B	4	44	\$174,400	346	\$4,000						
	PA-C	18	348	\$1,390,400	654	\$4,000						
	PA-D	71	1,173	\$4,692,000	3,357	\$4,000						
	PA-E	15	410	\$1,640,000	689	\$4,000						
	PA-G	7	126	\$505,600	351	\$4,000						
	PA-H	3	69	\$411,360	563	\$6,000						
	PA-I	4	116	\$464,000	562	\$4,000						
	PA-J	8	198	\$792,000	451	\$4,000						
	PA-L	83	1,072	\$4,288,000	3,579	\$4,000						
	PA-M	133	1,896	\$7,583,200	5,662	\$4,000						
	PA-N	91	750	\$2,998,200	3,323	\$4,000						
	PA-P	1	962	\$5,773,800	1,408	\$6,000						
	PA-Q	7	127	\$762,000	1,134	\$6,000						
Burlington	PA-R	44	702	\$4,214,400	3,842	\$6,000						
	PA-S	36	503	\$3,020,400	855	\$6,000						
	PA-T	3	73	\$292,000	241	\$4,000						
	17	609	9,561	\$42,969,960	30,775	\$4,588	150	450	700	0.1	\$0.40	No Set Amount
	North	86	6,741	\$57,298,500	62,953	\$8,500						
	West	16	1,024	\$10,240,000	12,279	\$10,000						
	East	35	1,755	\$6,141,135	18,978	\$3,500						
	South	48	2,164	\$6,492,000	18,009	\$3,000						
	4	185	11,684	\$80,171,635	112,219	\$6,862	1,000	5,000	10,000	1.5	\$19.00	No Set Amount
	Mullica River	2	317	\$1,111,085	1,370	\$3,505						
	Great Egg Harbor	9	316	\$6,459,966	1,368	\$20,430						
	Farm Belt	20	541	\$2,126,130	4,425	\$3,930						
	Winslow WMA Expansion	10	262	\$4,058,069	1,224	\$15,477						
Camden	Great Swamp	20	1,252	\$8,309,960	6,960	\$6,640						
	5	61	2,688	\$22,065,210	15,347	\$8,209	258	1,393	3,147	2.0	\$6.50	No Set Amount
	Lower	25	1,149	\$27,087,120	1,686	\$23,576						
	Middle	20	2,158	\$13,055,875	3,828	\$6,050						
	Upper	30	2,438	\$4,010,040	2,719	\$1,645						
	West Cape May	5	94	\$2,265,120	227	\$24,143						
	Dennis	36	2,667	\$7,985,861	3,645	\$2,994						
	Woodbine	6	209	\$1,423,201	265	\$6,810						
	6	122	8,715	\$55,827,216	12,370	\$6,406	242	968	1,210	1.0	\$4.90	No Set Amount

2020 COUNTY PLAN NCENTIVE GRANT APPLICATIONS
FINAL APPROVAL

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	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
Cumberland	Deerfield-Upper Deerfield North	94	2,920	\$15,542,000	11,913	\$5,323						
	Deerfield-Upper Deerfield South	28	941	\$5,001,850	5,756	\$5,315						
	Deerfield Central	7	88	\$466,400	137	\$5,300						
	Downe	8	266	\$878,500	641	\$3,303						
	Fairfield East	1	181	\$932,150	546	\$5,150						
	Fairfield-Lawrence	42	2,528	\$13,019,200	7,575	\$5,150						
	Fairfield-Millville	7	624	\$3,213,600	1,002	\$5,150						
	Fairfield North	3	118	\$932,150	387	\$7,900						
	Greenwich	36	1,482	\$6,446,700	5,768	\$4,350						
	Hopewell South	38	1,232	\$4,866,400	5,689	\$3,950						
	Lawrence Central	2	96	\$369,600	1,001	\$3,850						
	Lawrence East	6	211	\$812,350	631	\$3,850						
	Lawrence West	11	319	\$1,228,150	2,332	\$3,850						
	Shiloh-Hopewell Central	31	1,398	\$6,221,100	3,122	\$4,450						
	Shiloh-Hopewell North	71	2,728	\$16,305,256	6,565	\$5,977						
	Stow Creek	80	3,320	\$16,377,560	8,121	\$4,933						
	Stow Creek North	9	503	\$2,481,299	1,065	\$4,933						
	Vineland	28	501	\$2,994,038	3,575	\$5,976						
	Maurice River	3	113	\$395,500	2,692	\$3,500						
	Commercial	10	238	\$833,000	238	\$3,500						
Gloucester	19	515	19,807	\$99,316,803	68,758	\$5,014	2,030	10,148	20,295	1.0	\$0.89	No Set Amount
	Chapel Heights	2	1	\$17,436	449	\$12,000						
	Delaware River	44	1,309	\$15,702,240	4,688	\$12,000						
	New Brooklyn	2	25	\$300,000	72	\$12,000						
	Oldmans Creek	67	2,112	\$25,344,000	8,414	\$12,000						
	Pinelands North	39	915	\$10,980,000	2,733	\$12,000						
	Pinelands South	219	3,386	\$40,632,000	23,555	\$12,000						
	Pitman Downer	5	42	\$508,200	502	\$12,000						
	Raccoon Creek	159	3,880	\$46,560,000	19,874	\$12,000						
	Repaupo-Mantua Creek	121	2,513	\$30,156,000	12,340	\$12,000						
	Still Run	191	3,670	\$44,040,000	17,569	\$12,000						
	Washington North	2	15	\$180,000	32	\$12,000						
	11	851	17,888	\$214,419,876	90,208	\$12,000	1,000	4,000	8,000	4.0	\$10.30	\$5.15
	Bethlehem East	12	178	\$2,664,780	443	\$15,000						
	Bethlehem West	7	177	\$2,655,000	1,494	\$15,000						
	Lebanon	4	173	\$2,595,000	4,935	\$15,000						
	North	47	2,561	\$51,220,000	19,068	\$20,000						

FINAL APPROVAL APPLICATIONS

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$1.00	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
	East	27	1,107	\$19,926,000	14,752	\$18,000						
	South	347	16,293	\$244,395,000	88,261	\$15,000						
	West	184	8,994	\$89,940,000	55,625	\$10,000						
	7	628	29,483	\$413,395,780	184,578	\$14,022	1,000	5,000	10,000	3.0	\$7.00	\$1.50
Mercoer	Hamilton	3	78	\$795,600	2,464	\$10,200						
	Robbinsville/West Windsor	4	223	\$3,420,661	2,133	\$11,707						
	Robbinsville/East Windsor	8	382	\$4,579,200	3,802	\$10,800						
	Lawrence	3	330	\$5,280,000	1,647	\$16,000						
	Hopewell East	4	447	\$7,152,000	1,157	\$16,000						
	Hopewell West	6	508	\$8,064,000	3,119	\$16,000						
	Hopewell South	2	453	\$6,115,500	540	\$13,500						
	7	30	2,421	\$35,406,961	14,862	\$14,625	50	250	500	2.5	\$11.11	No Set Amount
Middlesex	Southwestern	30	1,030	\$28,149,000	7,220	\$28,300						
	Southeastern	30	1,132	\$20,942,000	3,628	\$18,500						
	Northwestern	39	891	\$30,828,600	4,585	\$34,600						
	Northeastern	9	953	\$71,475,000	2,939	\$75,000						
	Matchaponix	21	548	\$28,824,800	3,068	\$52,600						
	5	129	4,554	\$181,219,400	21,419	\$37,793	225	1,125	2,250	3.0	\$29.92	No Set Amount
Monmouth	Colts Neck-Marlboro-Holmdel	19	1,547	\$63,350,000	11,265	\$40,950						
	Northern Howell-Eastern Freehold	11	696	\$10,440,000	2,398	\$15,000						
	Roosevelt-Northern Millstone	3	271	\$5,420,000	1,196	\$20,000						
	Millstone-Manalapan-Freehold	32	2,557	\$51,140,000	13,895	\$20,000						
	Upper Freehold-Western Millstone	30	3,192	\$44,688,000	31,051	\$14,000						
	Wall	4	225	\$4,500,000	798	\$20,000						
	6	99	8,488	\$179,538,000	60,603	\$21,152	1,200	3,000	6,000	2.7	\$32.58	\$1.10
Morris	Northeast	6	195	\$4,933,500	61,544	\$25,300						
	Central	14	537	\$13,586,100	40,160	\$25,300						
	West	41	3,128	\$79,138,400	67,579	\$25,300						
	3	61	3,860	\$97,658,000	169,283	\$25,300	437	2,185	4,391	0.9	\$5.82	No Set Amount
Salem	PA 1: Cohansy-Pole Tavern-Pine Hill	172	14,457	\$115,656,000	35,983	\$8,000						
	PA2: Mannington Meadows-Seven Stars-Algonkin Lake	108	9,169	\$73,352,000	19,976	\$8,000						
	PA 3: Maskells Mill-Hagenville-Mannington Meadows	149	11,605	\$82,840,000	24,465	\$8,000						
	3	429	30,924	\$247,390,000	80,424	\$8,000	2,600	13,000	26,000	2.0	\$1.05	\$1.05
Somerset	Millstone Valley East	61	1,720	\$27,793,910	17,004	\$16,159						

2020 COUNTY PLAN
FINAL APPROVAL

INCENTIVE GRANT
APPLICATIONS

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	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
	Millstone Valley West	21	895	\$14,458,489	4,502	\$16,159						
	Eastern Montgomery	1	73	\$1,180,272	227	\$16,159						
	Pike Run	2	211	\$3,402,168	555	\$16,159						
	Bedens Brook	8	97	\$1,563,084	1,989	\$16,159						
	Bedens Brook East	7	219	\$3,539,037	450	\$16,159						
	Neshanic Valley North	81	4,008	\$64,769,344	24,288	\$16,159						
	Neshanic Valley South	12	417	\$6,744,548	6,525	\$16,159						
	Upper Raritan East	33	848	\$13,709,831	8,875	\$16,159						
	Upper Raritan West	32	5,470	\$88,384,957	17,177	\$16,159						
	Warren	2	25	\$411,253	2,090	\$16,159						
	Bernards Dead River	7	140	\$2,261,002	3,940	\$16,159						
	12	267	14,123	\$228,217,896	87,621	\$16,159	1,000	4,000	5,000	3.0	\$18.20	No Set Amount
Sussex	Central Kittatinny Valley	79	10,506	\$87,219,542	33,375	\$5,790						
	Eastern Highlands 1	17	2,354	\$7,297,400	22,600	\$3,100						
	Eastern Highlands 2	23	1,407	\$8,229,280	12,648	\$7,593						
	Kittatinny Valley East	31	5,610	\$29,071,020	24,327	\$5,182						
	Kittatinny Valley West 1	39	4,137	\$21,102,450	19,158	\$5,645						
	Kittatinny Valley West 2	3	4,919	\$26,488,815	21,991	\$5,385						
	Upper Delaware 1	13	501	\$1,039,575	8,365	\$2,075						
	Upper Delaware 2	26	957	\$5,173,542	7,163	\$5,406						
	Western Highlands 1	26	3,357	\$20,212,497	11,006	\$5,021						
	Western Highlands 2	7	1,329	\$7,709,529	15,542	\$5,801						
	10	264	35,077	\$183,643,650	176,195	\$5,233	2,648	13,240	26,480	0.23	\$0.40	\$0.21
Warren	North	61	2,673	\$14,086,710	25,122	\$5,270						
	Northwest	88	4,734	\$24,948,180	27,457	\$5,270						
	Northeast	106	4,756	\$25,064,120	23,109	\$5,270						
	Central	96	4,065	\$21,423,815	22,974	\$5,270						
	West	135	6,312	\$33,264,240	28,396	\$5,270						
	Southeast	174	8,471	\$44,642,170	28,711	\$5,270						
	South	28	1,449	\$7,636,283	9,639	\$5,270						
	7	686	32,460	\$171,065,518	165,408	\$5,270	1,000	5,000	10,000	4.0	\$4.30	\$1.97
2020 County Pig Totals												
15	122	4,936	231,712	\$2,252,205,905	1,274,722	\$9,720	14,840	68,759	133,973		\$152.36	

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2019R5(7)

APPROVAL
Of

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

FY2019 PIG PROGRAM

May 23, 2019

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.);
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;
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, on May 24, 2007, the SADC adopted *Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans* to supplement N.J.A.C. 2:76-17A and provide uniform, detailed plan standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart

Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland plan element, a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17A.6; 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 available pursuant to N.J.A.C. 2:76-17A.8; and

WHEREAS, to date, the SADC has received 45 municipal planning incentive grant applications pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, in total, these 45 municipal planning incentive grant applications identified 111 project areas in 9 counties and targeted 2,421 farms and 103,482 acres at an estimated total cost of, \$1,094,786,882, with a ten-year preservation goal of 62,986 acres as summarized in the attached Schedule A; and

WHEREAS, to date 42 of the municipal planning incentive grant applications have received SADC Final Approval;

WHEREAS, Raritan Township, Hunterdon County; Franklin Township, Somerset County; and Pohatcong Township, Warren County are the remaining municipalities yet to receive SADC Final Approval;

WHEREAS, Alexandria Township and Raritan Township, Hunterdon County and Pohatcong Township, Warren County did not apply for the 2020 Municipal Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.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

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval of the Municipal Planning Incentive Grant applications submitted under the FY20 program funding round as summarized in the attached Schedule B; and

BE IT FURTHER RESOLVED, that Alexandria, Raritan and Pohatcong Township's decision to not apply to the 2020 Municipal Planning 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 the expenditure of funds is conditional upon having received SADC Final Approval of a municipality's comprehensive farmland preservation plan; and

BE IT FURTHER RESOLVED, that the SADC will continue to assist the remaining municipal planning incentive grant applicants in obtaining SADC Final Approval; 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 pursuant to N.J.A.C. 2:76-17A.17 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(c). Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. 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.

5/23/2019

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	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	9,561	42,969,960	30,977	150	450	700	0.01	\$0.400	No Set Amount
Bergen	8	40	525	7,045,400	10,887	30	150	300	0.25	\$4.200	No Set Amount
Burlington	4	185	11,684	80,171,835	113,027	1,000	5,000	10,000	1.50	\$19,000	No Set Amount
Camden	5	61	2,668	22,065,210	15,347	258	1,393	3,147	2.00	\$6,800	No Set Amount
Cape May	6	122	8,715	55,827,216	12,370	242	988	1,210	1.00	\$4,745	No Set Amount
Cumberland	19	515	19,807	99,316,803	68,756	1,934	9,669	19,338	1.00	\$0,898	No Set Amount
Hopewell	1	27	1,231	5,465,640	5,689	158	788	1,576	0.00	\$0,002	\$0,020
Upper Deerfield	1	51	3,418	20,535,644	9,422	396	1,979	3,958	0.00	\$0,050	No Set Amount
Gloucester	11	851	17,868	214,419,876	80,208	1,000	4,000	8,000	4.00	\$10,299	\$5,149
Elk	2	25	971	10,678,910	4,218	75	377	754	1.00	\$0,038	\$0,038
Franklin	5	125	4,870	29,061,000	10,260	598	1,799	3,290	1.00	\$0,123	\$0,855
Woolwich	3	91	2,541	38,108,550	5,183	265	1,920	3,984	5.00	\$0,567	No Set Amount
Hunterdon	7	628	29,483	413,395,780	184,578	1,000	5,000	10,000	3.00	\$7,000	\$1,500
Alexandria	4	67	3,700	37,002,300	16,914	524	1,160	2,137	4.00	\$0,365	\$0,183
Delaware	2	25	1,792	25,088,000	23,439	300	1,500	1,500	6.00	\$0,478	No Set Amount
East Amwell	1	15	1,094	24,024,000	13,534	185	925	1,848	4.00	\$0,267	\$0,267
Franklin	1	14	1,433	12,897,000	10,644	286	573	573	3.00	\$0,162	No Set Amount
Holland	4	34	2,106	21,095,000	11,144	703	1,700	2,222	2.00	\$0,079	No Set Amount
Kingwood	1	31	2,436	24,364,800	12,485	170	679	849	3.00	\$0,184	No Set Amount
Raritan	4	23	1,554	31,079,000	6,111	100	300	600	1.50	\$0,602	No Set Amount
Readington	1	40	2,318	34,763,850	16,774	100	600	1,100	2.00	\$0,522	\$0,400
Tewksbury	3	3	409	9,700,000	4,557	100	300	1,000	5.00	\$0,679	No Set Amount
Union	3	19	558	5,580,000	3,803	70	325	600	2.00	\$0,137	\$0,007
West Amwell	1	6	586	5,857,500	13,982	35	329	563	6.00	\$0,305	\$0,250
Mercer	7	30	2,421	35,406,951	14,862	50	250	500	2.50	\$11,110	No Set Amount
Hopewell	1	8	796	15,917,200	10,761	150	500	854	3.00	\$1,191	No Set Amount
Middlesex	5	128	4,556	181,256,400	21,419	225	1,125	2,250	3.00	\$29,920	No Set Amount
Monmouth	6	97	8,205	170,807,000	60,603	1,200	3,000	6,000	1.50	\$17,770	\$1,100
Colts Neck	1	8	369	14,301,650	9,321	42	68	259	1.20	\$0,360	No Set Amount
Holmdel	1	10	317	19,790,625	2,108	11	25	85	2.50	\$1,033	No Set Amount
Howell	4	15	393	5,482,566	12,665	127	370	452	2.00	\$1,273	No Set Amount
Manalapan	1	38	1,318	26,342,650	9,223	131	659	1,318	2.00	\$1,286	No Set Amount
Marlboro	3	16	593	17,330,000	4,053	47	216	298	1.00	\$0,718	No Set Amount
Millstone	4	57	3,245	64,900,000	14,475	40	200	400	6.00	\$1,110	No Set Amount

COUNTY AND MUNICIPAL
APPLICATION SUMMARY

ANNING INCENTIVE GRANT

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	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
Upper Freehold	1	156	4,531	67,965,000	27,368	550	1,000	1,500	6.00	\$0.731	\$0.477
Morris	3	74	4,391	110,561,000	169,342	437	2,185	4,391	0.88	\$5.111	No Set Amount
Ocean	7	155	3,529	84,287,254	21,975	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	597,705	6,415	100	500	1,000	1.0	\$4.525	\$0.750
Salem	3	429	30,924	247,390,000	80,424	2,600	13,000	26,000	2.00	\$1.053	\$1.053
Alloway	1	13	622	6,419,780	5,970	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	48	1076	6,842,700	23,706	25	125	250	2.00	\$0.038	\$0.038
Pilesgrove	4	58	4,281	39,569,100	9,949	203	1,304	2,608	3.00	\$0.143	\$0.143
Pittsgrove	2	248	5,076	38,067,600	13,881	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	1	210	9,348	7,011,000	24,167	700	3,500	7,000	1.90	\$0.068	\$0.068
Somerset	12	267	14,123	228,217,896	87,621	1,000	4,000	5,000	3.00	\$17.000	No Set Amount
Bedminster	1	117	5,655	169,650,000	10,180	500	2,706	2,706	1.50	\$0.365	No Set Amount
Franklin	2	26	700	16,584,000	18,931	508	644	830	5.00	\$4.480	No Set Amount
Hillsborough	3	8	169	3,378,200	3,494	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	1	15	717	24,691,301	14,736	50	300	454	4.00	\$1.548	No Set Amount
Peapack & Gladstone	2	11	315	9,455,400	1,932	20	85	160	3.00	\$0.215	\$0.212
Sussex	10	263	34,942	182,813,840	176,195	2,648	13,240	26,480	0.23	\$0.395	\$0.206
Frankford	4	88	4,208	26,297,500	10,140	63	350	700	0.05	\$0.080	\$0.080
Green	3	53	1,831	11,907,896	7,632	150	675	1,300	0.02	\$0.063	No Set Amount
Warren	7	692	33,246	175,207,474	165,408	1,000	5,000	10,000	4.00	\$4.300	\$1.970
Blairstown	4	72	2,065	14,455,000	10,409	100	500	1,000	2.00	\$0.144	Undetermined
Franklin	4	150	5,700	37,050,000	11,542	225	1,000	1,900	3.00	\$0.124	Undetermined
Freylinghuysen	7	76	2,744	17,838,145	11,029	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,283	14,337,360	3,453	174	1,092	1,573	4.00	\$0.239	\$0.239
Harmony	3	87	4,096	24,577,740	12,409	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	4	63	3,189	17,540,765	6,321	65	300	600	2.00	\$0.632	\$0.632
Knowlton	2	33	2,591	12,905,000	13,355	100	500	1,000	2.00	\$0.052	\$0.218
Pohatcong	4	16	1,116	8,118,343	8,156	100	500	1,000	0.50	\$0.174	\$0.174
White	4	104	4,132	20,759,168	13,595	150	700	1,300	2.00	\$0.112	\$0.112
County Totals (18)	138	5,156	236,859	2,351,757,410	1,286,677	14,516	67,037	135,939		\$133.201	
Municipal Totals (45)	111	2,421	103,482	1,094,786,882	493,120	9,115	35,712	62,986		\$22.640	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

**2020 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

Municipality	County	Project Area	# 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 - \$1.00	Annual Tax Revenue In Millions	Annual Tax for Farm Preservation in Millions
Hopewell	Cumberland	Hopewell South	27	1231	\$5,465,640	\$4,440						
		1	27	1231	\$5,465,640	\$4,440	158	788	1,231		\$0.020	\$0.020
Upper Deerfield	Cumberland	Upper Deerfield PA	51	3,418	\$20,535,644	\$6,008						
Total		1	51	3,418	\$20,535,644	\$6,008	396	1,979	3,958	0.00	\$0.000	No Set Amount
Elk	Gloucester	Project Area 1	14	532	\$5,848,480	\$11,000						
		Project Area 2	11	439	\$4,830,430	\$11,000						
Total		2	25	971	\$10,678,910	\$11,000	75	377	754	1.00	\$0.038	\$0.038
Franklin	Gloucester	Northern Central	17	930	\$6,975,000	\$7,500						
		Forest Grove	29	800	\$6,000,000	\$7,500						
		Janvier	23	652	\$4,890,000	\$7,500						
		Main Rd-Piney Hollow	1	297	\$1,336,500	\$4,500						
Total		5	55	2,181	\$9,859,500	\$4,500	598	1,799	3,290	1.00	\$0.123	\$0.655
Woolwich	Gloucester	North East	23	538	\$8,074,800	\$15,000						
		Southwest	50	1,099	\$16,487,400	\$15,000						
Total		3	18	903	\$13,546,350	\$15,000	265	1,920	3,984	5.00	\$0.567	No Set Amount
Delaware	Hunterdon	PIG I: Sandbrook Headquarters / Locktown	8	678	\$9,492,000	\$14,000						
		PIG II: Covered Bridge / Bills Park	17	1,114	\$15,596,000	\$14,000						
Total		2	25	1,792	\$25,088,000	\$14,000	300	1,500	1,500	6.00	\$0.478	No Set Amount
East Amwell	Hunterdon	East Amwell	15	1,094	\$24,024,000	\$21,966.21						
Total		1	15	1,094	\$24,024,000	\$21,966	185	925	1,848	4.00	\$0.267	\$0.267
Franklin	Hunterdon	Franklin Project Area	14	1,433	\$12,897,000	\$9,000						
Total		1	14	1,433	\$12,897,000	\$9,000	286	573	573	3.00	\$0.162	No Set Amount
Holland	Hunterdon	Musconetcong	5	350	\$3,540,000	\$10,000						
		Hawks Schoolhouse	3	250	\$2,487,200	\$10,000						
		Burn Valley	17	1,282	\$12,820,900	\$10,000						
		Holland Station	9	224	\$2,236,900	\$10,000						
Total		4	34	2,106	\$21,095,000	\$10,017	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	Hunterdon	Kingwood	31	2,436	\$24,364,800	\$10,000						
Total		1	31	2,436	\$24,364,800	\$10,000	170	679	849	3.00	\$0.184	No Set Amount
Readington	Hunterdon	Primary	40	2,318	\$34,763,850	\$15,000						
Total		1	40	2,318	\$34,763,850	\$15,000	100	600	1,100	2.00	\$0.522	\$0.400
Tewksbury	Hunterdon	Northwest Oldwick	38	487	\$9,930,000	\$20,000						
		Pottersville	37	1,221	\$24,420,000	\$20,000						
			13	146	\$2,920,000	\$20,000						
		3	88	1,964	\$37,270,000	\$20,000	100	300	1,000	5.00	\$0.679	No Set Amount

2020 MUNICIPAL PI G INCENTIVE GRANT
FINAL APPRO APPLICATIONS

Municipality	County	Project Area	# 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
Union	Hunterdon	Hoffman	1	68	\$680,000	\$10,000						
		Pattenburg	3	80	\$800,000	\$10,000						
		Pittstown	15	410	\$4,100,000	\$10,000						
Total		3	19	558	\$5,580,000	\$10,000	70	325	600	2.00	\$0.137	\$0.007
West Amwell	Hunterdon	West Amwell	6	586	\$5,857,500	\$10,000	35	329	563	6.00	\$0.305	\$0.250
Total		1	6	586	\$5,857,500	\$10,000						
Hopewell	Mercer	Central Project Area	8	796	\$15,917,200	\$20,000						
Total		1	8	796	\$15,917,200	\$20,000	150	500	854	3.00	\$1.191	No Set Amount
Colts Neck	Monmouth	Colts Neck Project Area	7	369	\$14,301,650	\$38,758						
Total		1	8	369	\$14,301,650	\$38,758	42	68	259	1.20	\$0.360	No Set Amount
Holmdel	Monmouth	Holmdel Project Area	10	317	\$19,790,825	\$62,431						
Total		1	10	317	\$19,790,825	\$62,431	11	25	85	2.50	\$1.033	No Set Amount
Howell	Monmouth	North Central	6	157	\$3,135,000	\$20,000						
		Manasquan Reservoir South	2	64	\$825,266	\$12,982						
		Manasquan Reservoir West	2	117	\$1,522,300	\$13,000						
Total		Meledeconk	5	56	\$728,000	\$13,000	127	370	452	2.00	\$1.273	No Set Amount
Manalapan	Monmouth	Manalapan Project Area	38	1,318	\$26,342,650	\$19,986						
Total		1	38	1,318	\$26,342,650	\$19,987	131	689	1,318	2.00	\$1.286	No Set Amount
Marlboro	Monmouth	North	1	84	\$4,200,000	\$50,000						
		Central	9	352	\$5,280,000	\$15,000						
		Southeast	6	157	\$7,850,000	\$50,000						
Total		3	16	593	\$17,330,000	\$29,224	47	216	298	1.00	\$0.718	\$0.718
Millstone	Monmouth	Pertineville East	18	800	\$16,000,000	\$20,000						
		Pertineville West	15	959	\$19,180,000	\$20,000						
		Clarksburg East	11	687	\$13,740,000	\$20,000						
		Clarksburg West	13	799	\$15,980,000	\$20,000						
Total		4	57	3,245	\$64,900,000	\$20,000	40	200	400	6.00	\$1.110	No Set Amount
Upper Freehold	Monmouth	Upper Freehold Project Area	156	4,531	\$67,955,000	\$15,000						
Total		1	156	4,531	\$67,955,000	\$15,000	550	1,000	1,500	6.00	\$0.731	\$0.477
Alloway	Salem	North-Central	13	622	\$6,419,780	\$10,327						
Total		1	13	622	\$6,419,780	\$10,327	200	400	600	0.05	\$0.014	No Set Amount
Mannington	Salem	Mannington	48	1,076	\$6,842,700	\$6,359						
Total		1	48	1,076	\$6,842,700	\$6,359	25	125	250	2.0	\$0.038	\$0.038
Pilesgrove	Salem	Northern Pilesgrove	35	2,764	\$28,022,000	\$10,500						
		U.S. Route 40	10	895	\$8,497,750	\$9,500						

**2020 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

Municipality	County	Project Area	# 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 / \$1.00	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
		Commissioners Pike	4	241	\$2,048,350	\$8,500						
		Woodstown-Daretown Road	9	381	\$2,859,000	\$7,500						
Total		4	58	4,281	\$39,569,100	\$9,243	203	1,304	2,608	3.00	\$0.143	\$0.143
	Salem	North	130	2,830	\$21,224,325	\$7,500						
		East	118	2,246	\$16,843,275	\$7,500						
Total		2	248	5,076	\$38,067,600	\$7,500	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	Salem	UP Project Area	210	9,348	\$70,110,000	\$7,500						
Total		1	210	9,348	\$70,110,000	\$7,500	700	3,500	7,000	1.90	\$0.068	\$0.068
Bedminster	Somerset	Bedminster PA	117	5,655	\$189,650,000	\$30,000						
Total		1	117	5,655	\$189,650,000	\$30,000	500	2,706	2,706	1.50	\$0.365	No Set Amount
Hillsborough	Somerset	Amwell Valley	2	15	\$300,000	\$20,000						
		Mill Lane	3	122	\$2,440,000	\$20,000						
		South	3	32	\$638,200	\$20,000						
Total		3	8	169	\$3,378,200	\$20,000	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	Somerset	Montgomery Twp. PA	15	717	\$24,691,301	\$34,436						
Total		1	15	717	\$24,691,301	\$34,436	50	300	454	4.00	\$1.548	No Set Amount
Peapack/Gladstone	Somerset	Essex Hunt Club	3	119	\$3,570,000	\$30,000						
		Raritan Valley	8	196	\$5,885,400	\$30,000						
Total		2	11	315	\$9,455,400	\$30,000	20	85	160	3.00	\$0.215	\$0.212
Frankford	Sussex	Agricultural Heartland	29	1,946	\$12,160,000	\$6,250						
		Agricultural Uplands	25	857	\$5,356,250	\$6,250						
		Kittatinny Valley West	13	428	\$2,675,000	\$6,250						
		Papackating Creek Valley	21	977	\$6,106,250	\$6,250						
Total		4	88	4,208	\$26,297,500	\$6,250	63	350	700	0.05	\$0.080	\$0.080
Green	Sussex	Whittingham	32	878	\$5,707,000	\$6,500						
		Pequest Valley	18	605	\$3,932,500	\$6,500						
		Tranquility Valley	3	349	\$2,268,500	\$6,500						
Total		3	53	1,832	\$11,908,000	\$6,500	150	675	1,300	0.02	\$0.064	No Set Amount
Blairtown	Warren	North	10	127	\$889,000	\$7,000						
		Route 94 North	12	209	\$1,463,000	\$7,000						
		Central	11	494	\$3,458,000	\$7,000						
		South	39	1,235	\$8,645,000	\$7,000						
Total		4	72	2,085	\$14,455,000	\$7,000	100	500	1,000	2.00	\$0.144	Undetermined
Franklin	Warren	Musconcong Valley	54	1,960	\$2,740,000	\$6,500						
		Pohatcong Ridge	25	1,027	\$6,675,500	\$6,500						
		Pohatcong Valley East	47	1,738	\$11,297,000	\$6,500						
		Pohatcong Valley West	24	975	\$6,337,500	\$6,500						

2020 MUNICIPAL PI
FINAL APPRC

IG INCENTIVE GRANT
APPLICATIONS

Municipality	County	Project Area	# 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
Total		4	150	5,700	\$37,050,000	\$6,500	225	1,000	1,900	3.00	\$0.124	Undetermined
Freylinghuysen	Warren	Paulins Kill Valley	5	134	870,285	\$6,500						
		Marlinsburg Ridge	39	1,704	11,079,120	\$6,500						
		Hope Preservation Area	5	91	590,980	\$6,500						
		Limestone Valley Trout Brook	8	249	1,617,330	\$6,500						
		Allamuchy Farmland Belt	13	373	2,425,930	\$6,500						
		Limestone Valley Bear Brook	6	193	1,254,500	\$6,500						
		Johnsontown Center	0	0	0	\$6,500						
Total		7	76	2,744	17,838,145	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Greenwich	Warren	Greenwich Project Area	21	1,283	10,264,000	\$8,000						
Total		1	21	1,283	10,264,000	\$8,000	174	1,092	1,573	4.00	\$0.239	\$0.239
Harmony	Warren	Project Area 1	22	1,190	\$7,141,500	\$6,000						
		Project Area 2	35	1,765	\$10,590,240	\$6,000						
		Project Area 3	30	1,141	\$6,846,000	\$6,000						
Total		3	87	4,096	24,577,740	\$6,000	220	1,000	1,800	5.00	\$0.239	\$0.239
Greenwich	Warren	Greenwich Project Area	21	1,283	10,264,000	\$8,000						
Total		1	21	1,283	10,264,000	\$8,000	1,092	1,573	4.00	\$0.239	\$0.239	
Hope	Warren	Project Area 1	39	1,838	\$10,108,560	\$5,500						
		Project Area 2	8	577	\$3,173,280	\$5,500						
		Project Area 3	9	334	\$1,839,420	\$5,500						
		Project Area 4	7	440	\$2,419,505	\$5,500						
Total		4	63	3,189	\$17,540,765	\$5,500	65	300	500	2.00	\$0.632	\$0.632
Knowlton	Warren	Project Area 1	9	786	\$3,930,000	\$5,000						
		Project Area 2	24	1,795	\$8,975,000	\$5,000						
Total		2	33	2,581	\$12,905,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.218
White	Warren	North	36	1,089	\$5,471,136	\$5,024						
		South	14	434	\$2,180,416	\$5,024						
		East	4	43	\$218,032	\$5,024						
		West	50	2,566	\$12,891,584	\$5,024						
Total		4	104	4,132	\$20,759,168	\$5,024	150	700	1,300	2.00	\$0.112	\$0.112
2020 MUN. PIIG FINAL APPROVAL TOTALS												
42	9	98	2,395	99,150	\$1,098,862,983	\$11,083	8,975	34,681	59,077		17	

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R5(8)

SOIL AND WATER CONSERVATION COST SHARE GRANT

NEW REQUEST

BURLINGTON COUNTY

WAYNE AND KIMBERLY BATTEN, d/b/a "1895 ORGANIC FARMS"

MAY 23, 2019

WHEREAS, WAYNE AND KIMBERLY BATTEN d/b/a "1895 Organic Farms", hereinafter "Applicant", SADC ID# 03-0040-8F, are the current record owners of Block 52, Lots 7.01, p/o 7.03, and p/o 7.04 in Lumberton Township, Burlington County, hereinafter referred to as the "Premises", by deed dated May 14, 1999 and recorded in the Burlington County Clerk's Office in Deed Book 5956, Page 827 and by deed dated June 13, 2011 and recorded in the Burlington County Clerk's Office in Deed Book 6773, Page 035; and

WHEREAS, the Premises totals approximately 9.9 acres, as shown in Schedule "A"; and

WHEREAS, the landowners entered into a 16-year term Farmland Preservation Program Agreement ("Agreement") on January 10, 2019, which was approved by SADC Resolution FY2019R2(3) pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq. on February 28, 2019, and will be recorded in the Burlington County Clerk's Office pursuant to N.J.S.A. 4:1C-24 and N.J.A.C. 2:76-3.8; and

WHEREAS, the Applicant is eligible to apply for a soil and water conservation cost-share grant for the installation of soil and water conservation projects approved by the Department of Agriculture, State Soil Conservation Committee (SSCC) pursuant to N.J.A.C. 2:90-3; and

WHEREAS, the total eligible amount of cost-share funds is determined pursuant to N.J.A.C. 2:76-5.4 and remains in effect for a period of eight years from the effective date of the agreement, and for one subsequent eight-year period subject to the then-current cost-share formula; and

WHEREAS, the applicant is eligible for a cost share grant of up to \$5,940 expiring January 10, 2027; and

WHEREAS, the Applicant has applied for a soil and water cost-share grant for the installation of approved soil and water conservation projects ("Application"); and

WHEREAS, the Application has been prioritized for soil and water cost-share funding pursuant to State Agriculture Development Committee (SADC) Policy P-48; and

WHEREAS, N.J.S.A. 4:1C-13 defines soil and water conservation projects as any project designed

for the control and prevention of soil erosion and sediment damages, the control of pollution on agricultural lands, the impoundment, storage and management of water for agricultural purposes, or the improved management of land and soils to achieve maximum agricultural productivity; and

WHEREAS, the SSCC has approved soil and water conservation projects that are part of a farm conservation plan approved by the local soil conservation district for the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-5.7, the SADC shall review and approve, conditionally approve or disapprove applications for funds authorized and appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds, and may provide grants to eligible applicants for up to 75 percent of the cost of the soil and water conservation projects; and

WHEREAS, consistent with N.J.A.C. 2:76-5.7, SADC Policy P-48 limits funding provided for soil and water conservation projects approved pursuant to the Soil and Water Conservation Cost-Sharing Program to no greater than 50% of the cost of installing these projects to respond to limited funding availability and substantial program demand; and

WHEREAS, the SADC has reviewed the cost-share funding amounts of the above Application; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. Soil and water cost-share funds are approved from funds appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of soil and water conservation projects for eight-year periods identified as:

<u>APPLICANT</u>	<u>S&W ID#</u>	<u>COST SHARE</u>	<u>PROJECT TYPE</u>
Wayne and Kimberly Batten, d/b/a "1895 Organic Farms"	03-0040-8F-01	\$4,696.82	2:90-2.15 Irrigation System

PROJECT DESCRIPTION:

Install a 4" cased water well, 180 feet deep, an electric powered pump, 3-10 HP, and a 5 HP variable frequency drive.

3. Approval shall be contingent upon recordation of the 16-year Term Preservation Program in the Burlington County Clerk's Office.
4. Payment shall be contingent upon the completion of the project as verified by the SSCC and availability of funds.
5. Construction of the project is subject to all applicable local, State, and Federal regulations.

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

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

5/23/2019

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Schedule A - Soil and Water Cost Share Grant



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Applicant: Wayne and Kimberly Batten d/b/a "1895 Organic Farm"
Owner: Wayne and Kimberly Batten
Application Number: 03-0040-8F-01
County: Burlington
Municipality: Lumberton



0 100 200 400 600 Feet

5/9/2019

Legend

 SW_Premises

Practices

 2:90-2.15

Image: NJDEP 2017 Natural Color

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R5(9)

SOIL AND WATER CONSERVATION COST SHARE GRANT

NEW REQUEST

MONMOUTH COUNTY

ROBERT D. BALZ

MAY 23, 2019

WHEREAS, ROBERT D. BALZ, hereinafter “Applicant” and KAREN A. BALZ, SADC ID# 13-0417-PG, are the current record owners of Block 59, Lot 4, in Manalapan Township, Monmouth County, hereinafter referred to as the “Premises”, by deed dated December 10, 2012 and recorded in the Monmouth County Clerk’s Office in Deed Book 8992, Page 103; and

WHEREAS, the Premises totals approximately 98.338 acres, as shown in Schedule “A”; and

WHEREAS, a development easement on the Premises was conveyed to Monmouth County by the prior owner, THE ESTATE OF PAMELA K. SIGISMONDI, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq. by Deed of Easement dated September 11, 2012, and recorded in the Monmouth County Clerk’s Office in Deed Book 8970, Page 5844; and

WHEREAS, the Applicant is eligible to apply for a soil and water conservation cost-share grant for the installation of soil and water conservation projects approved by the Department of Agriculture, State Soil Conservation Committee (SSCC) pursuant to N.J.A.C. 2:90-3; and

WHEREAS, the total eligible amount of cost-share funds is determined pursuant to N.J.A.C. 2:76-5.4 and remains in effect for a period of eight years from the date the development easement was conveyed to Monmouth County, and for subsequent eight-year periods subject to the then-current cost-share formula; and

WHEREAS, the applicant is eligible for a cost share grant of up to \$39,667.60 expiring September 11, 2020; and

WHEREAS, the Applicant has applied for a soil and water cost-share grant for the installation of approved soil and water conservation projects (“Application”); and

WHEREAS, the Application has been prioritized for soil and water cost-share funding pursuant to State Agriculture Development Committee (SADC) Policy P-48; and

WHEREAS, N.J.S.A. 4:1C-13 defines soil and water conservation projects as any project designed

for the control and prevention of soil erosion and sediment damages, the control of pollution on agricultural lands, the impoundment, storage and management of water for agricultural purposes, or the improved management of land and soils to achieve maximum agricultural productivity; and

WHEREAS, the SSCC has approved soil and water conservation projects that are part of a farm conservation plan approved by the local soil conservation district for the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-5.7, the SADC shall review and approve, conditionally approve or disapprove applications for funds authorized and appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds, and may provide grants to eligible applicants for up to 75 percent of the cost of the soil and water conservation projects; and

WHEREAS, consistent with N.J.A.C. 2:76-5.7, SADC Policy P-48 limits funding provided for soil and water conservation projects approved pursuant to the Soil and Water Conservation Cost-Sharing Program to no greater than 50% of the cost of installing these projects to respond to limited funding availability and substantial program demand; and

WHEREAS, the SADC has reviewed the cost-share funding amounts of the above Application; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. Soil and water cost-share funds are approved from funds appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of soil and water conservation projects for eight-year periods identified as:

<u>APPLICANT</u>	<u>S&W ID#</u>	<u>COST SHARE</u>	<u>PROJECT TYPE</u>
Robert D. Balz	13-0417-PG-01	\$5015.08	2:90-2.15 Irrigation System

PROJECT DESCRIPTION:

Install a filter system for 7 acres of micro irrigation.

3. Payment shall be contingent upon the completion of the project as verified by the SSCC and availability of funds.
4. Construction of the project is subject to all applicable local, State, and Federal regulations.
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
6. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

May 23, 2019

Date



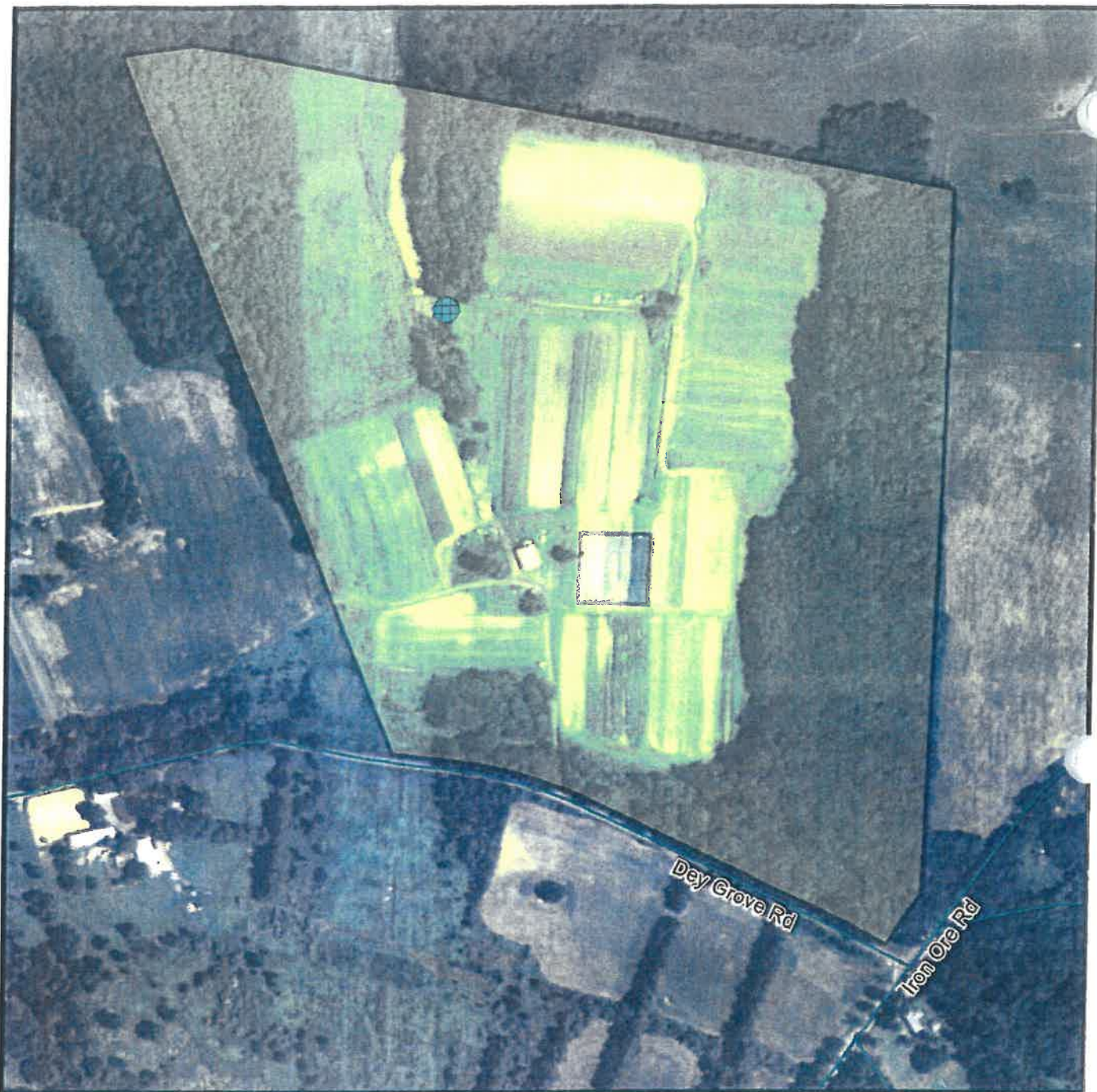
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Schedule A - Soil and Water Cost Share Grant

S:\SWGIS\Soil Water.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Applicant: Robert D. Balz
Owner: Robert D. Balz and Karen A. Balz
Application Number: 13--0417-PG-01
County: Monmouth
Municipality: Manalapan



0 300 600 1,200 1,800 Feet

5/7/2019

Legend

 SW_Premises

Practices

 2:90-2.15

Image: NJDEP 2015 Natural Color