STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)

REGULAR MEETING

REMOTE MEETNG DUE TO CORONAVIRUS EMERGENCY

September 24, 2020

Chairman Fisher called the meeting to order at 9:04 am.

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
Renee Jones
Gina Fischetti
Brian Schilling
Martin Bullock
Ralph Siegel
Scott Ellis
Denis Germano
Pete Johnson
Richard Norz

Members Absent

James Waltman

Susan E. Payne, Executive Director
Jason Stypinski, Esq., Deputy Attorney General

Minutes

A. SADC Regular Meeting of August 27, 2020 (Open and Closed Sessions)

It was moved by Mr. Germano and seconded by Mr. Schilling to approve the Open Session minutes of the SADC regular meeting of August 27, 2020. Mr. The motion was approved.

Report of the Chairman

Chairman Fisher noted that state funding for the SADC is now in place and the goal is to preserve as many farms as possible.

Chairman Fisher stated that the Committee received a letter from Warren County concerning the re-designation of of farmland as "blighted" so that the properties could be developed using redevelopment laws and converted to nonagricultural use. He mentioned that this is a serious issue and thanked Warren County for the thoughtful letter raising awareness of the issue..

Chairman Fisher mentioned that the Department of Agriculture is moving soon to Riverview Plaza and the department is using its best efforts to make use of the new space.

Chairman Fisher stated that he wanted everyone to understand that the decision on the Princeton Show Jumping (PSJ) case from last month's meeting was made based on the landowner's failure to comply with conditions in the farmland preservation easement . He explained that the Board of Agriculture and the SADC wholeheartedly support the equine industry and he expressed hope that PSJ will come into compliance soon.

Report of the Executive Director

Ms. Payne stated that the SADC continues to do outreach and is in the process of creating a two-part training seminar through Rutgers University's Center for Government Services. Rutgers agreed to host these seminars that are aimed at public officials and other key individuals who play a role in local land use approvals. The goal is to educate people as to the agriculture industry and help them better understand the Right to Farm and Farmland Preservation programs, including the Rural Microenterprise Program. Ms. Payne noted that presentations will be recorded and available for use in the future . She thanked Rutgers, Cindy Roberts, and staff for their continued efforts in this endeavor.

Communications

Ms. Payne identified an article with a link to a website that compared agriculture today with agriculture 100 years ago in all 50 states.

Public Comment

Ms. Uttal advised that anyone wishing to make a public comment at this meeting should email their comments to SADC@AG.STATE.NJ.US. All public comments will be read during the public comment portions of the meeting.

Mr. Ellis suggested that all comments for Princeton Show Jumping (PSJ) should be directed to the Secretary of the Pennsylvania Department of Agriculture, as that agency has cancelled all horse shows while New Jersey and the SADC have not cancelled any shows.

There was no public comment.

New Business

A. FY2021 Appropriation Recommendation

Mr. Distaulo reviewed the FY2021 appropriation recommendations in a detailed memorandum with accompanying exhibits. The FY2021 appropriation provides for substantially more funding from Corporate Business Tax (CBT) revenues than were anticipated. Mr. Distaulo outlined funding availability for stewardship activities, county, municipal and non-profit grant programs, administrative costs, and acquisition costs.

An estimated $56.26 million in CBT funds together with approximately $882,000 available from interest earnings and other sources support a total appropriation request of $57.14 million. Chairman Fisher asked Ms. Payne to clarify for the Committee why the administrative budget increased by $1 million . Ms. Payne noted that in FY20 the Office of Management and Budget (OMB) required the SADC to pay 25% of its fringe costs from the SADCs CBT proceeds, whereas for FY21, OMB is requiring the SADC to cover 100% of fringe costs.

It was moved by Mr. Siegel and seconded by Mr. Germano to approve the FY2021 appropriation recommendation. A roll call vote was taken. The motion was unanimously approved.

B. Stewardship

1. Rural Microenterprise Discussion – Haines Farm

Haines Farm, SADC ID# 03-0071-EP, Block 602, Lot 7 and Block 603, Lot 2, 96 acres, Southampton Township, Burlington County, 96 acres.

Note: Mr. Johnson recused from this discussion as he is a member of the Burlington County Agriculture Development Board (CADB).

Mr. Roohr explained that staff received an application for a special permit for a Rural Microenterprise (RME) activity on preserved farmland from the owner of the Haines Farm for a "Class 2" activity. This RME application would convert an existing farm market, hoop house and carport into a point of sale for Freedom Metals, a company specializing in manufacturing and sale of metal roofing, siding, trim and accessories.

The company claims that approximately 50% of their business is conducted with agriculture operators in connection with barns and other agricultural buildings. The issue for consideration at this time is to determine whether such a business qualifies as a "Class 2" activity which, under the RME law, is considered an agricultural support service having "a direct and positive impact on agriculture, such as equipment supply or repair shops, seed suppliers and veterinary services". As part of the SADC's review of the application, the landowner will need to identify the building and site improvements are required by the municipality so that the SADC can assess whether such improvements constitute "substantially altering or finishing" the structures and otherwise comply with the RME rules.

Mr. Roohr stated that staff believes that this type of business would fill a void in the agriculture supply chain locally and will have a positive impact on agriculture. If the Committee believes that this is a Class 2 activity, staff finds that the owner and the land is eligible for an RME. Mr. Roohr stated that Mr. Will, the owner of Freedom Metals is on the line if anyone had questions for him.

Mr. Siegel stated that in the past, RME review was were never concerned with whether the business customers were nonagricultural, just whether the business itself supported the agricultural industry. Mr. Roohr stated that was correct. He also noted that the total area of land and buildings devoted to the RME cannot exceed one acre .

Brian Schilling stated that looking at the intent of the RME to improve the economic viability farms and how it places limits on improvements to the property, he sees no immediate concerns and no potential that it could adversely affect the farm's agricultural production .

Mr. Will stated that he appreciates the opportunity to bring these products to Central Jersey, as he realizes that there's a need for this product in the area and he thanked the Committee for its efforts. Chairman Fisher stated that the Committee is in favor of proceeding with the application as outlined by Mr. Roohr .

2. Roof- Mounted Solar - DLS Farms, LLC

DLS Farms, LLC., Block 1101, Lot 3, Burlington County, Block 602, Lot 21.01, Springfield Township, Burlington County, 122.6 Acres.

Note: Mr. Schilling recused from the discussion as Mr. David Specca is an employee of Rutgers University. Mr. Germano recused from the discussion as he has worked with Ms. Specca in the past. Mr. Johnson recused as he is a member of the Burlington CADB.

Mr. Roohr referred the Committee to a request for installation of roof-mounted solar energy equipment on a preserved farm. He reviewed the specifics of the application with the Committee and stated that the request for approval meets all the requirements of the solar regulations.

It was moved by Mr. Ellis and seconded by Mr. Bullock to approve Resolution FY2021R9(1) for the roof mounted solar equipment at DLS Farms, LLC. A roll call vote was taken. The motion was unanimously approved by the members who had not recused. A copy of Resolution FY2021R9(1) is attached to and is a part of these minutes.

3. Amended Escrow Agreement

NOTE: Mr. Bullock left the meeting during the discussion of this item.

Van Doren Farm, Block 20, Lots 11, 16, 16.01, and 30, East Amwell Township, Hunterdon County.

Mr. Roohr stated there is a 2018 escrow agreement between the landowners and the SADC that was signed at the time of preservation to ensure that certain erosion-related conditions would be remediated after closing . The remediation has not been satisfactorily addressed by the landowners , and they are now proposing to greatly reduce the number of cattle on the farm which, in turn, could affect the required remediation of the site.

The amended escrow agreement includes revised corrective actions which must be completed by April 21, 2021. These actions include significantly reducing the herd numbers and moving the remaining cattle to a new fenced-in location installed by an approved contractor. The landowners will also plant a crop as a vegetative buffer along the stream, and that area, along with the pasture, will achieve a 70 percent cover. If the owners fail to comply, SADC will use escrowed funds to hire a third party to complete the work. Staff believes that these practices will achieve conservation goals similar to those sought in the original escrow agreement and recommends that the amended agreement be approved. Once the work is completed and approved, the SADC will release the remaining funds in accordance with a payment schedule contained in the amended agreement.

It was moved by Mr. Siegel and seconded by Ms. Fischetti to approve the staff recommendation for the Amended Escrow Agreement for the Van Doren Farm. A roll call vote was taken. Due to connectivity issues, Mr. Ellis was absent for this vote. The motion was unanimously approved by the members present.

C. Review of Non-Agricultural Development in the ADA (N.J.S.A. 4:1C-19) PSE&G Roseland-Pleasant Valley Transmission Project Segment 2: Hunterdon County

Mr. Bruder reviewed a draft resolution finding that PSE&G's proposed second segment of the project, involving the replacement of existing electric transmission lattice towers with taller monopole structures within a 20-mile stretch of its existing right-of-way, does not cause an unreasonably adverse effects on preserved farms, agricultural development areas, or State agricultural preservation and development policies. Both the Somerset and Hunterdon CADBs have reviewed the matter and made the same findings. Staff is satisfied that PSE&G is staying within the right-of-way, except for one temporary access road, and the company is avoiding preserved farm impacts outside of the right-of-way. Mr. Bruder stated that staff recommendation is to issue a resolution finding that there are no unreasonably adverse effects on preserved farms, agricultural development areas, or State agricultural preservation and development policies.

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolution FY2021R9(2), finding that the proposed PSE&G Roseland-Pleasant Valley Transmission Project Segment 2: Hunterdon County does not cause unreasonably adverse effects on preserved farms, agricultural development areas, or State agricultural preservation and development policies . A roll call vote was taken. Due to connectivity issues, Mr, Johnson was absent for this vote. The motion was unanimously approved by the members present. A copy of Resolution FY2021R9(2) is attached to and is a part of these minutes.

NOTE: Due to connectivity issues, Mr. Johnson was absent for the remainder of the meeting.

D. Resolutions: Preliminary Approval
FY21 Nonprofit Program Applications

NOTE: Mr. Bullock returned to the meeting for the discussion of this item.

Ms. Miller reviewed a draft resolution granting preliminary approval to the FY21 round of nonprofit applications. Twelve applications totaling over 700 acres were submitted by four nonprofit partners, having an estimated purchase price of $7.5 million, and an estimated SADC cost share of $3.76 million . She reviewed the specifics of the applications with the Committee and stated that the staff recommendation is to grant approval.

Some Committee members expressed concerns regarding the proposed location of the non-severable exception area on the Giordano Farm.

It was moved by Mr. Germano and seconded by Mr. Siegel to approve Resolution FY2021R9(3), granting preliminary approval for all of the FY21 Nonprofit Program Applications except for the Giordano Farm application. A roll call vote was taken. The motion was unanimously approved by the members present. A copy of Resolution FY2021R9(3) is attached to and is a part of these minutes.

It was moved by Mr. Siegel and seconded by Mr. Norz to amend the prior motion by authorizing staff: (1) to explore with the landowner the ability to move the location of the proposed non-severable exception area; and, (2) if the exception area is not moved, then the Committee would reserve its right not to grant final approval of the application . A roll call vote was taken. The amended motion was unanimously approved by the members present

NOTE: Mr. Bullock left at the conclusion of this discussion for the remainder of the meeting.

E. Resolutions: Final Approval- County PIG Program

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

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolutions FY2021R9(4) through FY2021R9(6) granting approval to the following applications under the County PIG Program, as presented, subject to any conditions of said resolution.

1. Donald Stimpson, SADC ID#17-0221-PG, Resolution FY2021R9(4), block 42, Lot 8 and Block 43, Lot 4, Upper Pittsgrove Township, Salem County, 39.86 acres.

2. Edward Allen, SADC ID#03-0434-PG, Resolution FY2021R9(5), Block 812, Lot 5.05, Pemberton Township, Burlington County, 30 acres.

3. Marlboro Township (Stattel's Brookrest Farm), SADC ID #13-0473-PG, Resolution FY2021R9(6), Block 206, Lot 25, Marlboro Township, Monmouth County, 48 acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2021R9(4) through FY2021R9(6) is attached to and a part of these minutes.

F. Resolutions: Final Approval- Direct Easement Purchase Program

Ms. Miller referred the Committee to three requests for final approval under the Direct Easement Purchase Program. She reviewed the specifics of the requests with the Committee and stated that the staff recommendation is to grant final approval.

Note: Mr. Schilling recused on the vote and the discussion for the Lee Ware request.

It was moved by Mr. Ellis and seconded by Mr. Siegel to approve Resolution FY2021R9(7) granting approval to the following application under the Direct Easement Program, as presented, subject to any conditions of said resolution.

1. Lee Ware, SADC ID# 17-0345-DE, Resolution FY2021R9(7), Block 34, Lots 12 & 12.04 Elsinboro Township, Salem County, 86.4 acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2021R9(7) is attached to and a part of these minutes.

It was moved by Mr. Siegel and seconded by Mr. Schilling to approve Resolutions FY2021R9(8) and FY2021R9(9) granting approval to the following applications under the Direct Easement Program, as presented, subject to any conditions of said resolution.

2. Jon Usinger, SADC ID#17-0356-DE, Resolution FY2021R9(8), Block 11, Lot 8, Upper Pittsgrove Township, Salem County, 137.3 acres.

3. Estate of Louisa Hickerson, SADC ID#19-0023-DE, Resolution FY2021R9(9), Block 3301, Lot 21, Hampton Township and Fredon Township, Sussex County, 122.8 acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2021R9(8) through FY2021R9(9) is attached to and a part of these minutes.

G. Resolutions: Final Approval- Nonprofit Program

Ms. Miller referred the Committee to one request for final approval under the Nonprofit Program. She reviewed the specifics of the request with the Committee and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Siegel to approve Resolution FY2021R(10) granting approval to the following application under the Nonprofit Program, as presented, subject to any conditions of said resolution.

1. Albertus & Cathy Pepper, SADC ID #03-0002-NP, Resolution FY2021R9(10), Woodland Township, Burlington County, Block 4602, Lots 3, 4, 7 and 8, 46.9 acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2021R9(10) is attached to and a part of these minutes.

H. Jersey Central Power and Light – Request to Maintain Vegetative Cover of Preserved Farms

Ms. Reynolds stated that in 2014, Jersey Central Power and Light (JCP&L) sought to remove vegetation on a preserved farm in West Amwell Township, Hunterdon County, adjacent to a proposed transmission line on property owned by JCP&L. The company considered the vegetation a threat to the resiliency of its electric transmission system.

SADC staff had concerns that this vegetation management by the utility company would be considered a prohibited activity under the DOE, as it would be for a non-agricultural purpose, and JCP&L did not have a pre-existing right to engage in these activities on the preserved farm. However, SADC staff understood the threat JCP&L's inability to perform these vegetation management activities posed to system resiliency and the impact on its customers. Further, staff was mindful that the preserved farm owner would be permitted to remove this vegetation under the DOE unless such removal was detrimental to the agricultural use of the property.

In addition to the staff considerations, Board of Public Utilities (BPU) regulations require utilities to perform vegetation management in proximity to their electrical conductors to ensure public safety and a reliable supply of electrical power.

Staff and JCP&L representatives have had discussions over the past few years in order to develop points of consensus to form the basis of a potential Memorandum of Understanding (MOU) between the agency and JCP&L regarding the removal of vegetation on preserved farms . Ms. Reynolds reviewed the draft points of consensus provided to the Committee .

Under the points of consensus, in order for JCP&L to remove hazard trees and other vegetation on a preserved fam outside of its existing easement, the company can only obtain the landowners consent for this work on a case by case basis, as opposed to obtaining a general agreement for such rights. Further, the vegetation management shall be performed in accordance with the annual report JCP&L submits to BPU, which shall also be submitted to the SADC at that same time, and the SADC shall have 30 days to identify any vegetation management activities that are inconsistent with the DOE. Finally, before any vegetation management can be performed on a preserved farm, JCP&L must notify SADC at least 60 days prior to conducting such activities, except in the event where vegetation is posing an immediate hazard to the electrical system, in which case JCP&L must make every reasonable effort to notify SADC before such work is performed.

Ms. Reynolds explained that if the Committee agrees with the points of consensus as set forth in the draft, staff shall engage with JCP&L to prepare an MOU regarding vegetation management on preserved farms, and in consultation with the Attorney General's office.

William Harrison, Esq., counsel for JCP&L, thanked the SADC staff for their efforts to address the utility's concerns while maintaining the integrity of the Farmland Preservation Program.

Chairman Fisher asked if this arrangement has been made with all the other utility companies. Ms. Payne stated that JCP&L is the first utility that staff had the opportunity to deal with on a specific case . She noted that if the Committee supports these points of consensus, an MOU will be drafted and brought before the Committee for approval. SADC partners will be notified and their feedback will be considered. Similar MOUs will likely result with other utility companies. Chairman Fisher commended staff and JCP&L for their cooperation in this matter .

Public Comment

Amy Hansen from the New Jersey Conservation Foundation (NJCF) submitted a letter to the SADC dated September 23, 2020 regarding the proposed soil protection standards, and she asked that the letter be read during the public comment period. In the interest of time, Ms. Payne asked her to summarize the contents of the letter and said that a copy would be distributed to all Committee members.

Ms. Hansen explained that the NJCF is happy that the SADC is working on soil protection standards but is concerned that the proposal is not going far enough to protect NJ soil and water resources. Therefore, NJCF is suggesting smaller disturbance be allowed given the various waivers that are proposed. NJCF questioned how the BMPs will be monitored in perpetuity and is concerned about the negative effect of gravel on soil. The conservation foundation believes that the proposed practices could be inconsistent with DEP and municipal standards.

NJCF referred to the "Smith Bill", enacted in 2002, which amended the Garden State Preservation Trust Act by requiring the SADC and DEP to adopt rules establishing standards for regulating improvements on farms preserved by SADC through its fee simple or direct easement purchase programs. The conservation foundation stated that the purpose of the amendment is to assure that any improvements do not diminish protection of the ground and surface water resources, and NJCF is hopeful that the amendment's purpose will be taken into consideration when developing the soil protection standards.

Chairman Fisher thanked the staff for all of their hard work and efforts in making these remote meetings successful.

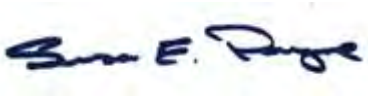
TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 A.M., Thursday October 22, 2020
Location: TBA

ADJOURNMENT

The meeting was adjourned at 11:40 a.m.

Respectfully Submitted,



Susan E. Payne, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2021R9(1)

Installation of Roof-Mounted Solar Energy Generation Facility, Structures and Equipment on a Preserved Farm (Over 500 sq. ft. Site Disturbance)

Subject Property: **DLS Farms, LLC**
Block 1101, Lot 3
Westampton Township, Burlington County
Block 602, Lot 21.01
Springfield Township, Burlington County
122.6-Acres

September 24, 2020

WHEREAS, DLS Farms, LLC, hereinafter "Owner", is the record owner of Block 1101, Lot 3, in the Township of Westampton, and Block 602, Lot 21.01, in the Township of Springfield, Burlington County by Deed dated September 2, 2011, and recorded in the Burlington County Clerk's Office, in Deed Book 6786, Page 608, totaling approximately 122.6 acres, hereinafter referred to as the "Premises" (as shown on Schedule "A"); and

WHEREAS, a development easement on the original premises, at 153.6 acres was conveyed to the Burlington County Agriculture Development Board, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, by the former owners Henry, Margaret and Curt Von Lintig, by Deed of Easement dated July 30, 1999, and recorded in the Burlington County Register's office in Deed Book 5620, Page 541; and

WHEREAS, on September 26, 2002, the SADC approved a division of premises, resolution #FY03R9(26), severing off approximately 32-acres of farmland and the one-acre, non-severable exception located on the southeast corner of the Premises to sell to the neighbor; and

WHEREAS, the Premises is a pick your own niche-vegetable, grain, and livestock operation; and

WHEREAS, on August 13, 2020, the Owner submitted an "Application for Energy Generation Facilities on Preserved Farmland" pursuant to N.J.A.C 2:76-24.5; and

WHEREAS, P.L. 2009, c.213, signed into law on January 16, 2010, requires State Agriculture Development Committee (SADC) approval before constructing, installing, and operating renewable energy generating facilities, structures and equipment on preserved farms, including areas excepted from the Premises; and

WHEREAS, on June 3, 2013, the regulations (N.J.A.C. 2:76-24.1 et seq.) implementing the legislation allowing owners of preserved farms to install solar energy systems on preserved farms became effective; and

WHEREAS, the regulations state that the owner of a preserved farm may construct, install and operate renewable energy generation facilities on preserved farms for the purpose of generating power or heat, provided:

1. The facilities will not interfere significantly, as set forth in N.J.A.C. 2:76-24.6, with the use of the land for agricultural or horticultural production;

2. The facilities are owned by the landowner, or will be owned by the landowner, upon the conclusion of the term of an agreement with the installer or operator of the solar energy generation facilities, structures, or equipment by which the landowner uses the income or credits realized from the solar energy generation to purchase the facilities, structures, or equipment;

3. The facilities will be used to provide power or heat to the farm, either directly or indirectly, or to reduce, through net metering or similar programs and systems, energy costs on the farm;

4. Solar energy facilities on the farm are limited in total annual energy generation to:

   i. The farm's previous calendar year's energy demand plus 10 percent, in addition to energy generated from facilities, structures, or equipment existing on roofs of buildings or other structures on the farm on January 16, 2010; or

   ii. Alternatively at the option of the landowner, to an occupied area consisting of no more than one percent of the area of the farm;

5. If wind or biomass energy generation systems are located on the farm, the limits in sections 4i. and ii. above shall apply to the cumulative total energy generated or area occupied by all the solar, wind, and biomass energy facilities;

6. The owner(s) of the farm and the solar energy facilities will sell energy only through net metering, or as otherwise permitted under an agreement pursuant to section 2 above, and/or directly to the electric distribution system provided that the solar energy facilities occupy no greater than one percent of the farm;

7. The land occupied by the solar energy facilities is eligible for valuation, assessment, and taxation pursuant to P.L. 1964, c. 48 (N.J.S.A. 54:4-23.1 et seq.) and will continue to be eligible for such valuation after construction of the solar energy facilities;

8. The solar energy facilities do not exceed one acre of impervious cover on the premises; and

WHEREAS, the Owner is seeking SADC approval for the construction of a photovoltaic solar energy generation facility to be placed on the rooftops of two existing barns on the northwestern side of the Premises, as shown in Schedule "A", in accordance with N.J.A.C. 2:76-24.6(9); and

WHEREAS, the energy demand for this roof mounted solar array is from the irrigation pump, produce coolers, greenhouse, and barns on the Premises; and

WHEREAS, the two buildings that will support the solar energy generation facility are a 1,500 sq. ft. pole barn and 1,600 sq. ft. cinderblock barn used to store tractors and other agricultural implements; and

WHEREAS, the solar panels will occupy approximately 960 sq. ft. of rooftop space, including 610 sq. ft. of rooftop space on the pole barn, and approximately 350 sq. ft. of rooftop space on the cinderblock barn, as identified on Schedule "B";

WHEREAS, the energy demand for the previous calendar year for the farm was approximately 25,673 kWh's confirmed by the Owners' submission of 12 consecutive months of utility bills; and

WHEREAS, the rated capacity of the proposed new solar energy generation facility is 21,139 kWh's per year; and

WHEREAS, the new solar energy generating system will supply approximately 82% of the Premises' current energy demand; and

WHEREAS, there are no other renewable energy generation facilities existing on the Premises; and

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

WHEREAS, the solar energy generation facility will be owned by the Owner at the time of installation; and

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

WHEREAS, N.J.A.C. 4:76-24.4(a)(8) prohibits solar energy facilities from exceeding one-acre of impervious cover on the Premises; and

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

WHEREAS, the proposed roof mounted solar energy facility has no impervious cover; and

WHEREAS, N.J.A.C 2:76-24.6(a)1 requires that the solar energy facilities, structures, and equipment not interfere significantly with the use of the land for agricultural and horticultural production; and

WHEREAS, N.J.A.C. 2:76-24.6(a)1i.(4) requires that any solar energy facility with an occupied area larger than one-acre be constructed, installed, operated, and maintained in accordance with a farm conservation plan; and

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

WHEREAS, the proposed roof mounted solar energy facility consists of the area of the panels and the trench connecting the panels on the barn roofs to the meter on a separate outbuilding which together comprise an occupied area of approximately 1,540 square feet; and

WHEREAS, N.J.A.C. 2:76-24.6(a)1iii.(1) requires site disturbance associated with the solar energy facility, including but not limited to, grading, topsoil, and subsoil removal, excavation, and soil compaction, shall not exceed one acre on the Premises; and

WHEREAS, the proposed roof mounted solar energy facility requires site disturbance of approximately 580 square feet associated with the trench connecting each of the barn panels to the meter; and

WHEREAS, on September 11, 2020, the Burlington CADB reviewed the application and on submitted comments in support of the project.

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC finds the Owners have complied with all the provisions of N.J.S.A. 2:76-24.1 et seq. concerning the installation of a photovoltaic solar energy generation facility, structures and equipment on the Premises.

3. The SADC approves the construction, installation, operation and maintenance of the energy generation facilities, structures and equipment having a rated capacity of 21,139 kWh's of energy, and consisting of approximately 1,540 square feet of occupied area, comprised of 960 square feet of roof-top panels and 580 square feet of site disturbance in the form of the trench connecting the rooftop panels to the meter as identified in Schedule "A", and as described further herein.

4. The system proposed to be installed creates no new impervious cover.

5. The total electric energy demand for the Premises is 25,673 kWh's annually.

6. This approval is non-transferable.

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

8. This action is not effective until the Governors' review period expires pursuant to N.J.S.A. 4:IC-4f.

_9/24/2021_
DATE

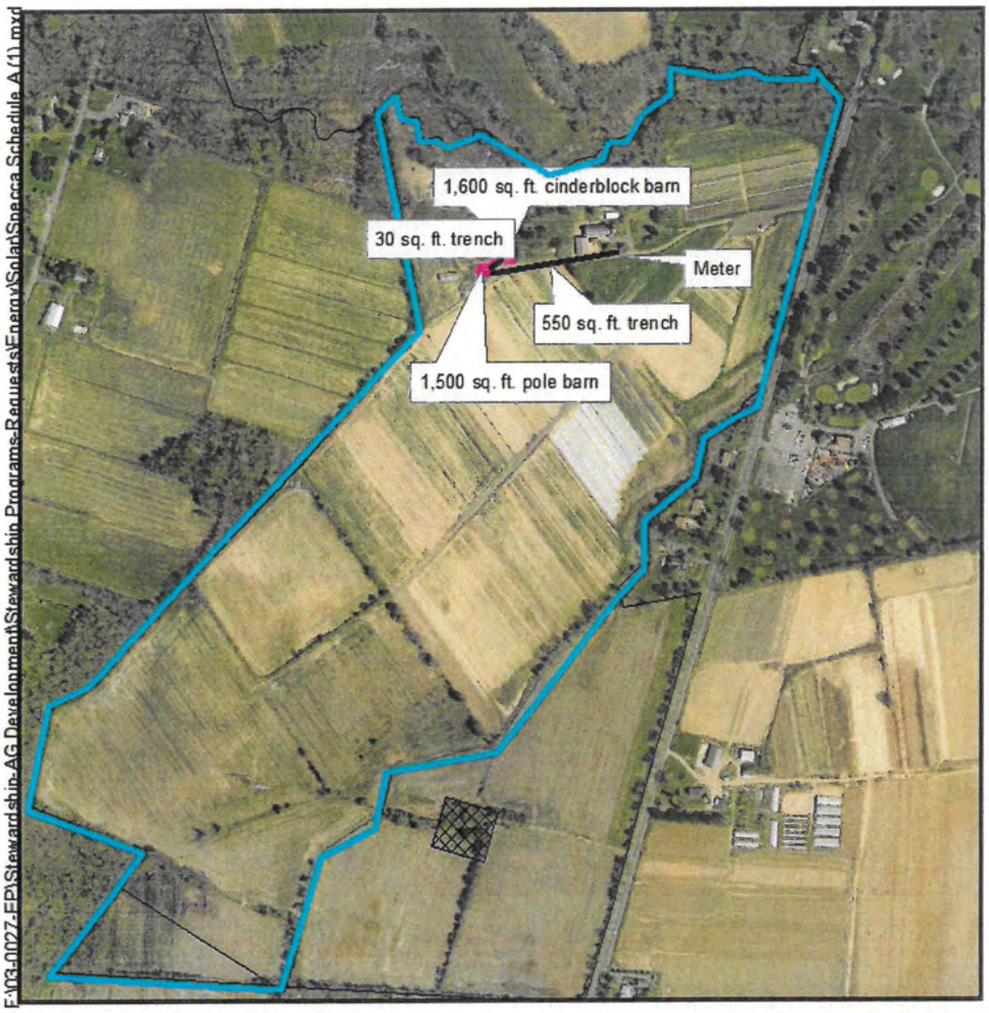
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	YES
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	RECUSED
Pete Johnson	RECUSED
Brian Schilling (rep. Executive Dean Goodman)	RECUSED
James Waltman	ABSENT

https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/03-0027-EP/Stewardship-AG Development/Stewardship Programs-Requests/Energy/Solar/Specca Solar Reso.doc

Schedule A



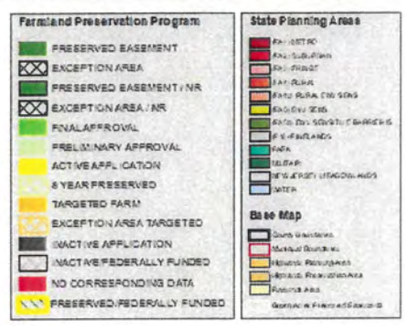
FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

DLS Farms Solar
Block 1101, Lot 3
Westampton Twp.
Block 602, Lot 21
Springfield Twp., Burlington Cty
122.5 acres

N

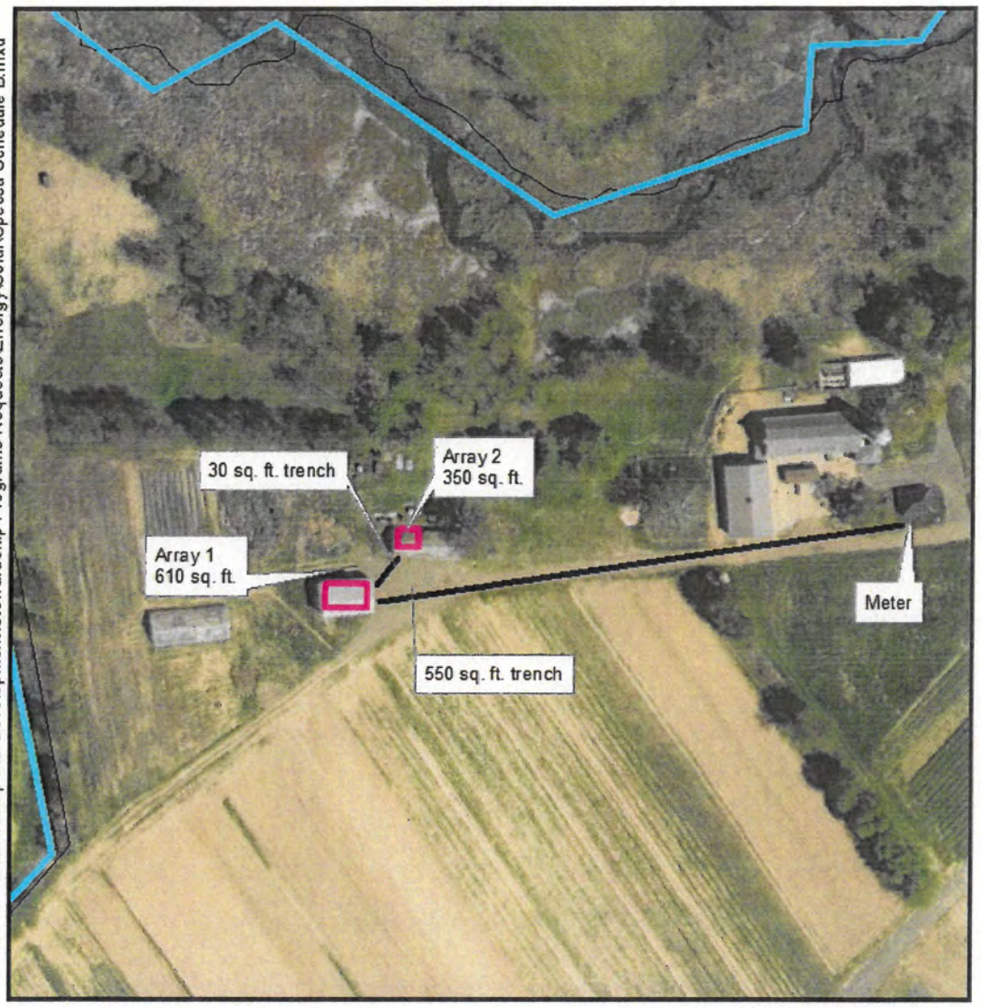
0 295 590 1,180 1,770 Feet

9/4/2020



Schedule B

F:\03-0027-EP\Stewardship-AG Development\Stewardship Programs-Requests\Energy\Solar\Specca Schedule B.mxd



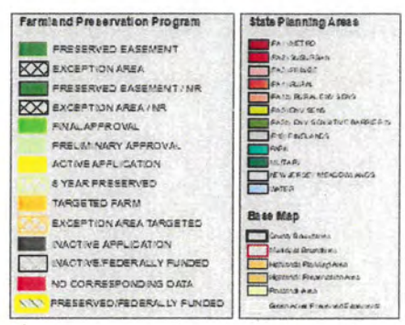
FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

DLS Farms Solar
Block 1101, Lot 3
Westampton Twp.
Block 602, Lot 21
Springfield Twp., Burlington Cty
122.6 acres

N

0 70 140 280 420 Feet

9/4/2020



Amendment to Agreement to Remediate

This Amendment to Agreement to Remediate ("Amendment"), dated September ____, 2020, is made and agreed to by **Jo-An Van Doren Beck** and **Lawrence Stratton**, individually, and as Co-Trustees of the Hermie S. Van Doren Trust, and **Fred Van Doren**, individually (collectively, "**Van Doren-Stratton**").

Preliminary Statement

WHEREAS, Van Doren-Stratton and the State Agriculture Development Committee (SADC) are parties to an Agreement to Remediate dated April 27, 2018 ("ATR") for the remediation of certain conservation related issues on property owned by Van Doren-Stratton, designated as Block 20, Lots 11, 16, 16.01 and 30 on the official tax map of the Township of East Amwell, County of Hunterdon, State of New Jersey ("Property"), and preserved pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq. (Schedule A); and

WHEREAS, Van Doren-Stratton have requested and agreed to, and the SADC has consented to, certain modifications to the Original Agreement more particularly set forth in this Amendment,

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, Van Doren-Stratton and the SADC hereby agree as follows:

1. The Property has been permanently preserved by Deed of Easement dated April 29, 2018 and recorded in Deed Book 2435, Page 604, in the Hunterdon County Clerk's Office.

2. The Property was preserved with certain existing violations of the Deed of Easement pertaining to Paragraph 7 related to soil and water conservation, and these violations remain in effect today.

3. Van Doren-Stratton and the SADC agree to replace the following sections of the ATR, beginning on page four, with the following amendments:

Section 2 - Van Doren-Stratton shall update, to the SADC's reasonable satisfaction, the Animal Waste Management Plan and develop a farm conservation plan for the Property to reflect the new management system and the limitations outlined in this agreement, including identifying the new animal unit numbers and limited pasture areas, on or before April 1, 2021. Technical assistance shall be provided by the New Jersey Department of Agriculture-State Soil Conservation Committee.

Section 3 - Van Doren-Stratton will remediate the Resource Concerns, as delineated on Schedule A, by completing the following:

a. The number of livestock on site shall be reduced to a maximum 6 head of cattle on or before April 1, 2021. If the operation changes to an alternative livestock type, the

aggregate number of livestock shall not exceed 6 animal units (AU) (1 AU = 1000 lbs. animal weight). At no time shall more than 6 head of livestock be present on the Premises. Cow-Calf pairs shall be considered one head of livestock for 6 months after birth or until the calf is 500 lbs., whichever occurs first.

b. All replacement fence identified on Schedule B, attached, shall be installed by a fencing contractor approved, in writing, by SADC prior to the start of work. Fence installation shall be completed by March 1, 2021.

c. All livestock shall be excluded from the "abandoned pasture areas", identified in Schedule B, by April 1, 2021.

d. All "abandoned pasture areas" identified in Schedule B shall be reseeded to obtain a minimum 70% foliar cover. Foliar cover is defined as the area of ground covered by the vertical projection of the aerial portions of the plants. Small openings in the canopy and intraspecific overlap are excluded. Foliar cover will be determined using the line intercept, step point, or point intercept technique. This cover shall be maintained at all times unless a row crop is planted in compliance with a farm conservation plan approved by NRCS and SADC prior to planting. Soil erosion shall be maintained at or below the soil loss tolerance, "T". The "abandoned pasture areas" shall be reseeded by October 15, 2020.

e. Should reseeding in (d) above not achieve 70% foliar cover by March 1, 2021, soil tests shall be performed and appropriate lime, fertilizer, seed, and mulch shall be applied to the site by April 1, 2021.

f. All areas between fence rows as identified on Schedule B shall be allowed to naturally regenerate. No removal of vegetation, except for the removal of invasive species, is permitted in these areas.

g. A minimum 35-foot vegetative buffer shall be maintained adjacent to, and along each side of, streams on the Premises. Except for the initial establishment of vegetation, no tillage is allowed in the buffer area without the advanced written approval of the SADC. The buffer may be maintained as grass-hay and mowed or harvested as long as 70% foliar cover is maintained.

h. All work shall be completed to NRCS standards and specifications unless otherwise described herein or approved in writing by the SADC.

i. All work set forth in this Section 3 shall be completed by April 1, 2021.

Section 4 - The date of completion for the work associated with this Amendment shall be April 1, 2021.

Section 7 - Van Doren-Stratton understand and agree that if by April 1, 2021, the SADC is required to take action to remediate any Resource Concerns on the Premises as described herein, that Van Doren-Stratton shall be individually, jointly and severally liable to reimburse the SADC for both its remediation costs and all reasonable costs associated with enforcing the ATR and this Amendment.

Section 12 - This Amendment shall be recorded against the Property.

4. The SADC and Van Doren-Stratton agree to add the following new sections to the ATR:

Section 15 - Van Doren-Stratton acknowledge that if the required remediation set forth herein is not completed by April 1, 2021, then the SADC shall disburse from the escrow established in the ATR such funds it deems necessary for the remediation to be completed by a third party contractor.

Section 16 - Schedule for Release of Funds from escrow:

a. An initial disbursement of the escrow in an amount equal to the certified cost of installing the fence shall be made to Van Doren-Stratton at the time the fence installation is approved by SADC in writing. After this initial release, the amount remaining in escrow shall be calculated and provided to Van Doren-Stratton.

b. Subject to subsection c. below, and provided the Property and/or Van Doren-Stratton are in compliance with the terms of the ATR and this Agreement, 1/5th of the remaining escrow shall be released to Van Doren-Stratton on May 1, 2021 and on May 1 of each of the ensuing four (4) years.

c. If at any time the Committee determines the Premises and/or Van Doren-Stratton is/are in violation of the ATR and/or this Agreement, Van Doren-Stratton understand and agree that any or all of the remaining escrow, as the case may be, shall be forfeited to the SADC as liquidated damages for the estimated costs of inspection, monitoring, Property remediation, and legal and administrative fees.

5. Except as expressly set forth in this Amendment, the SADC reserves all of its rights in the Agreement.

In case of any inconsistency between this Amendment and the ATR, both documents shall be read together in order to achieve a result that most effectively benefits the resource conservation of the Property.

6. The ATR shall remain in full force and effect to the extent not modified herein.

IN WITNESS WHEREOF, and intending to by bound thereby, Van Doren-Stratton have signed this Amendment to the ATR as of the date set forth above.

_____

Fred Van Doren

_____

Lawrence Stratton, individually
and as Co-Trustee of the Hermine S. Van Doren Trust

_____

Jo An Van Doren Beck, individually
and as Co-Trustee of the Hermine S. Van Doren Trust

(INDIVIDUAL ACKNOWLEDGMENT – Van Doren Beck)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 2020,

_____ personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) is named in and personally signed this Agreement;

(b) signed, sealed and delivered this Agreement as his or her act and deed, for the purposes herein expressed.

_____

Print name and title below signature

(INDIVIDUAL ACKNOWLEDGMENT – Fred Van Doren)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 2020,

_____ personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) is named in and personally signed this Agreement;

(b) signed, sealed and delivered this Agreement as his or her act and deed, for the purposes herein expressed.

_____

Print name and title below signature

(INDIVIDUAL ACKNOWLEDGMENT - Stratton)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF _____ SS.:

I CERTIFY that on _____, 2020,

_____ personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) is named in and personally signed this Agreement;

(b) signed, sealed and delivered this Agreement as his or her act and deed, for the purposes herein expressed.

_____

Print name and title below signature

Record and return to:
Brian D. Smith, Esq.
State Agriculture Development Committee
P.O. Box 330
Trenton, NJ 08625-0330

S:\DIRECT EASEMENT PURCHASE\All Counties\HUNTERDON\Van Doren, Fred, Jo-An' & Lawrence Stratton\Resource Concerns\First Amendment to Agreement to Remediate.docx

Agreement to Remediate - Schedule A

U:\Stefanie\Van Doren Remediation.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Van Doren, Fred, JoAn' and Lawrence Stratton
Block 20 Lots 11 (28.9 ac); 16.01 (1.2 ac); P/O 16 (63.5 ac);
P/O 16-EN (non-severable exception - 2.7 ac) & 30 (47.7 ac)
Gross Total = 144.0 ac
East Amwell Twp., Hunterdon County

500 250 0 500 1,000 Feet

N

- **Property In Question**
- **EN - (Non-Severable) Exception**
- **Wetlands Boundaries**
- **Streams**
- **Municipal/Local Roads**
- Fence (382)
- Stream Crossing Water Access (578)
- Riparian Buffer (391)
- Vegetated Treatment Area (635)
- **Municipal, County and Non-Profit Preserved Open Space**

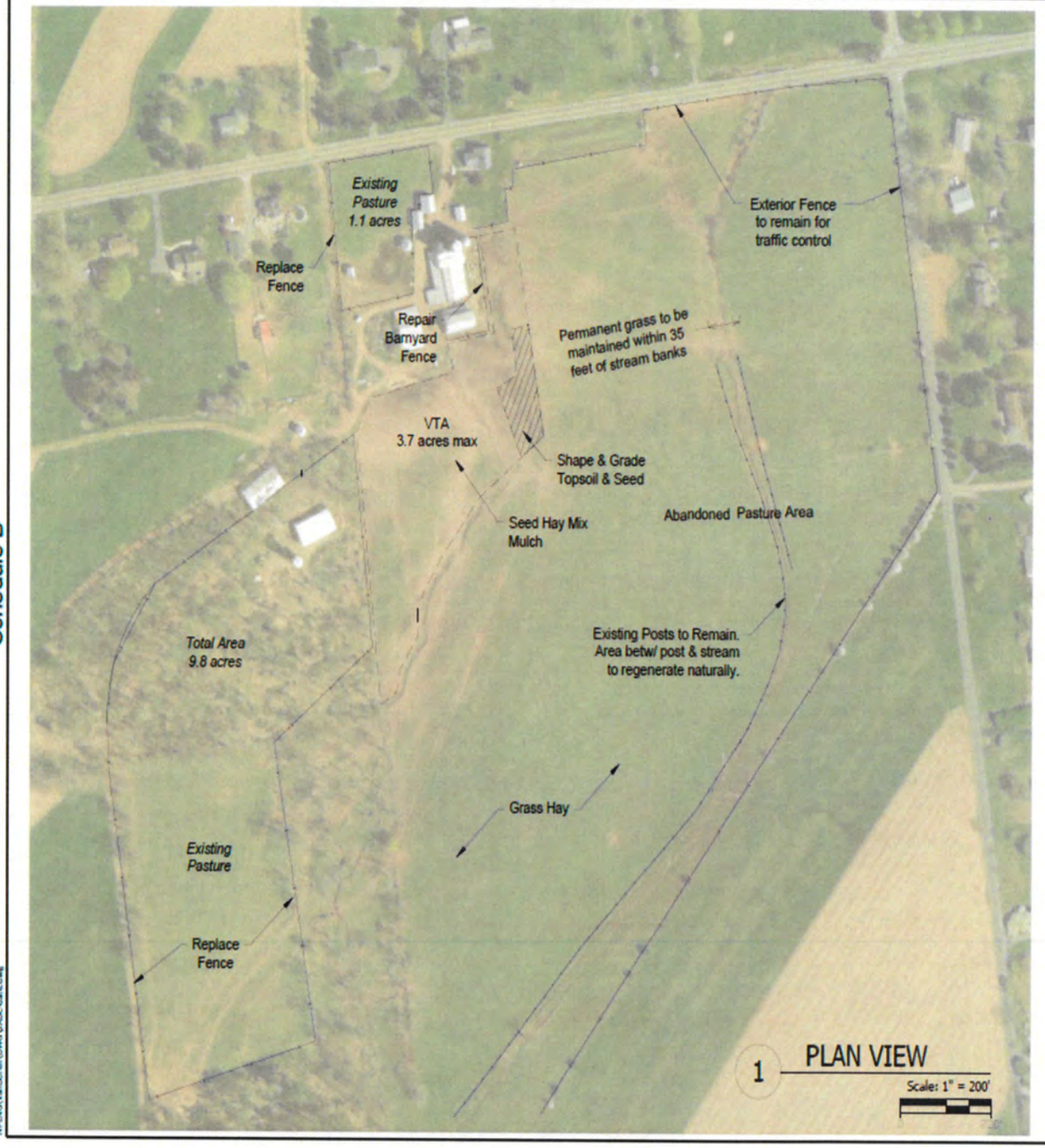
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

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

April 24, 2017

Schedule B



1 PLAN VIEW

Scale: 1" = 200'

CADASTRAL MAP

SCALE: As Shown

OPERATOR:	OWNER:
Fred C. Van Doren	Hermine S. Van Doren Trust
76 Amwell Rd	76 Amwell Rd
Flemington, NJ, 08822	Flemington, NJ 08822
Block 20: Lot 16	B 20: Lots 11,16,16.01,30

LEGEND	
Aerial	2015 Natural NJ OGIS
	Fencing to remain functional
	Fence posts to remain
	Area to be shaped & graded
	Area to be seeded & mulched

Approved by: L.Peterson
Revisions:
Date: 7-13-20
Date:

Professional Engineer NJ #24GE04610500

HIGH PLAIN ENGINEERING LLC
Linda G. Peterson, PE
438 Quakertown Rd
Flemington, NJ 08822

SADC REMEDIATION
LANDOWNER PROPOSAL
PLAN VIEW
SCALE: As Shown

VAN DOREN TRUST
76 Amwell Rd
Flemington, NJ 08822
East Amwell Twp, Hunterdon Co., NJ

Client

Sheet 1 of 1

H:\ENG\VanDoren\DWG\SADC data.dwg

STATE AGRICULTURE DEVELOPMENT COMMITTEE

REVIEW OF A NON-AGRICULTURAL DEVELOPMENT PROJECT IN AN AGRICULTURAL DEVELOPMENT AREA

ROSELAND-PLEASANT VALLEY TRANSMISSION PROJECT – SEGMENT 2

IN

TOWNSHIPS OF BRANCHBURG & HILLSBOROUGH, SOMERSET COUNTY AND TOWNSHIPS OF READINGTON, RARITAN, EAST AMWELL & WEST AMWELL, HUNTERDON COUNTY

RESOLUTION #FY2021R9(2)

September 24, 2020

WHEREAS, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-19, et seq., any public body or public utility which intends to exercise the power of eminent domain within an Agricultural Development Area (ADA), or which intends to advance a grant, loan or interest subsidy or other funds within an ADA for the construction of dwellings, commercial or industrial facilities, transportation facilities or water or sewer facilities to serve nonfarm structures shall file a Notice of Intent (NOI) with the County Agriculture Development Board (CADB) and the State Agriculture Development Committee (SADC) 30 days prior to the initiation of the action; and

WHEREAS, CADBs and the SADC are charged with the responsibility, pursuant to N.J.S.A. 4:1C-19, to review the proposed action to determine its effect upon the preservation and enhancement of agriculture in the ADA, the municipally approved program, and overall State agriculture preservation and development policies; and

WHEREAS, since construction was completed in 1930, Public Service Electric & Gas Company (PSE&G) has owned and maintained the 230,000-volt (230kV) Roseland-Pleasant Valley (RPV) electric transmission system; and

WHEREAS, the RPV transmission system is a 50-mile long, approximately 150-foot wide, utility corridor between the Roseland Switching Station in Roseland Borough, Essex County, and the Pleasant Valley Switching Station in Hopewell Township, Mercer County; and

WHEREAS, PSE&G has proposed the replacement of existing 230kV overhead power lines supported by 108 to 199-foot tall steel lattice towers with 230kV circuits on new 123 to 200-foot tall Y-frame and H-frame monopole structures within their existing right-of-way (the project); and

WHEREAS, PSE&G identified the replacement of aging infrastructure as necessary to correct end of service life issues associated with the existing structures and ensure the safety and reliability of their transmission system; and

WHEREAS, PJM Interconnection LLC, the regional, independent electric transmission grid operator, reviewed PSE&G's conditions assessment of the RPV system, found the system infrastructure had reached the end its useful life and, in April of 2018, authorized the project; and

WHEREAS, PSE&G evaluated two (2) alternatives to address the problems identified in its conditions assessment of the RPV transmission system, including:

1. Removing the existing 230kV system without replacement;
2. Establishing a new right-of-way to install a parallel 230kV system and then removing the old system; and

WHEREAS, the alternatives examined were deemed inadequate because they would either require future asset improvements to the RPV transmission system, or would entail unnecessary cost and new land disturbance outside of the existing right-of-way; and

WHEREAS, PSE&G's proposed project would provide the necessary upgrades to ensure system reliability and safety and would do so without the need to acquire and maintain an additional right-of-way; and

WHEREAS, the RPV project is scheduled for construction in two phases, denoted as Segment 1 and Segment 2; and

WHEREAS, the SADC reviewed the Segment 1 portion of the project at its August 27, 2020 meeting finding it would not cause unreasonably adverse effects on the preserved farms, ADA or State agricultural preservation and development policies pursuant to N.J.S.A. 4:1C-19

WHEREAS, an NOI for Segment 2, a 20-mile segment running from the Branchburg Switching Station in Branchburg Township, Somerset County to the Pleasant Valley Switching Station in Hopewell Township, Mercer County, identified in Schedule A, was submitted to the Somerset CADB, Hunterdon CADB and SADC on June 23, 2020; and

WHEREAS, PSE&G's right-of-way extends approximately 11,900 linear feet, or 2.25 miles, through Somerset County's ADA, and 51,960 linear feet, or 9.84 miles, through Hunterdon County's ADA; and

WHEREAS, the right-of-way includes 77.63 acres of preserved farmland in Somerset County and 125.135 acres of preserved farmland in Hunterdon County; and

WHEREAS, project disturbance on preserved farmland will be limited to PSE&G's pre-existing right-of-way and include 9.624 acres in Somerset County and 30.732 acres in Hunterdon County; and

WHEREAS, one temporary access road is proposed outside of PS&G's existing right-of-way on an unpreserved parcel within Hunterdon County's ADA; and

WHEREAS, this proposed temporary access road, located on Block 7, Lot 15 in West Amwell Township (as identified in Schedule B), utilizes an existing gated access and a portion of the parcel that are not currently in active agricultural production; and

WHEREAS, to minimize compaction of farmland soils in active agricultural areas within the ADA PSE&G has agreed to either place timber matting over the bare ground prior to construction or strip the topsoil and use a geotextile base layer with dense graded aggregate to distribute the weight of machinery; and

WHEREAS, where dense graded aggregated is used on active agricultural lands PSE&G will test for soil compaction and take measures to address subsoil compaction, as necessary, prior to replacement of topsoil; and

WHEREAS, PSE&G has represented that footings of the existing steel lattice towers will be removed to a depth of no less than three feet to avoid future agricultural impacts; and

WHEREAS, PSE&G has outlined a process to communicate with landowners and tenant farmers about site-specific agricultural issues, notify them of impending construction activities, and address any questions or concerns and also a process to compensate for any crop damage or loss incurred; and

WHEREAS, at its July 27, 2020 meeting, the Somerset CADB reviewed the project, as described in the NOI, and issued a finding that the project would not cause unreasonably adverse effects on preserved farms, the ADA, or State agricultural preservation and development policies; and

WHEREAS, at its September 10, 2020 meeting, the Hunterdon CADB reviewed the project, as described in the NOI, and issued a finding that the project would not cause unreasonably adverse effects on preserved farms, the ADA, or State agricultural preservation and development policies; and

WHEREAS, SADC staff reviewed the NOI and determined that PSE&G has adequately addressed all requirements and information about the project pursuant to N.J.S.A. 4:1C-19 and N.J.A.C. 2:76-7.1, et seq.

NOW, THEREFORE, BE IT RESOLVED that the SADC has reviewed the proposed action to determine its effect upon the preservation and enhancement of agriculture in the ADAs, the municipally approved program, and upon overall State agriculture preservation and development policies, and finds that Segment 2 of PSE&G's Roseland-Pleasant Valley Transmission Project in Somerset and Hunterdon Counties would not cause unreasonably adverse effects on the preserved farms, ADA or State agricultural preservation and development policies pursuant to N.J.S.A. 4:1C-19 for the following reasons:

1. The proposed project is necessary to maintain the reliability of the electric grid and address the replacement of infrastructure that has exceeded its functional life;

2. PSE&G has taken measures to limit the extent of agricultural land impacted by the project by planning project activities within their existing right-of-way to the extent possible;

3. In addition to soil conservation practices required for Soil Erosion and Sediment Control Plan approval, PSE&G has agreed to implement measures to address soil compaction on agricultural land within the ADA;

4. PSE&G has committed to the removal of existing steel lattice tower footings to a depth of no less than three feet, removal of stone or other fill needed in temporary work areas to maintain preexisting grade and farmable conditions, and otherwise working with landowners and tenant farmers to ensure the future agricultural use of their properties is not inhibited; and

BE IT FURTHER RESOLVED the WHEREAS paragraphs set forth above are incorporated herein by reference; and

BE IT FURTHER RESOLVED that should amendments to the project as described in the NOI be necessary, PSE&G shall revise and resubmit its NOI so that the Somerset and Hunterdon CADBs and SADC may reconsider their findings in light of any amended project requirements and impacts; 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.

9/24/2020
Date

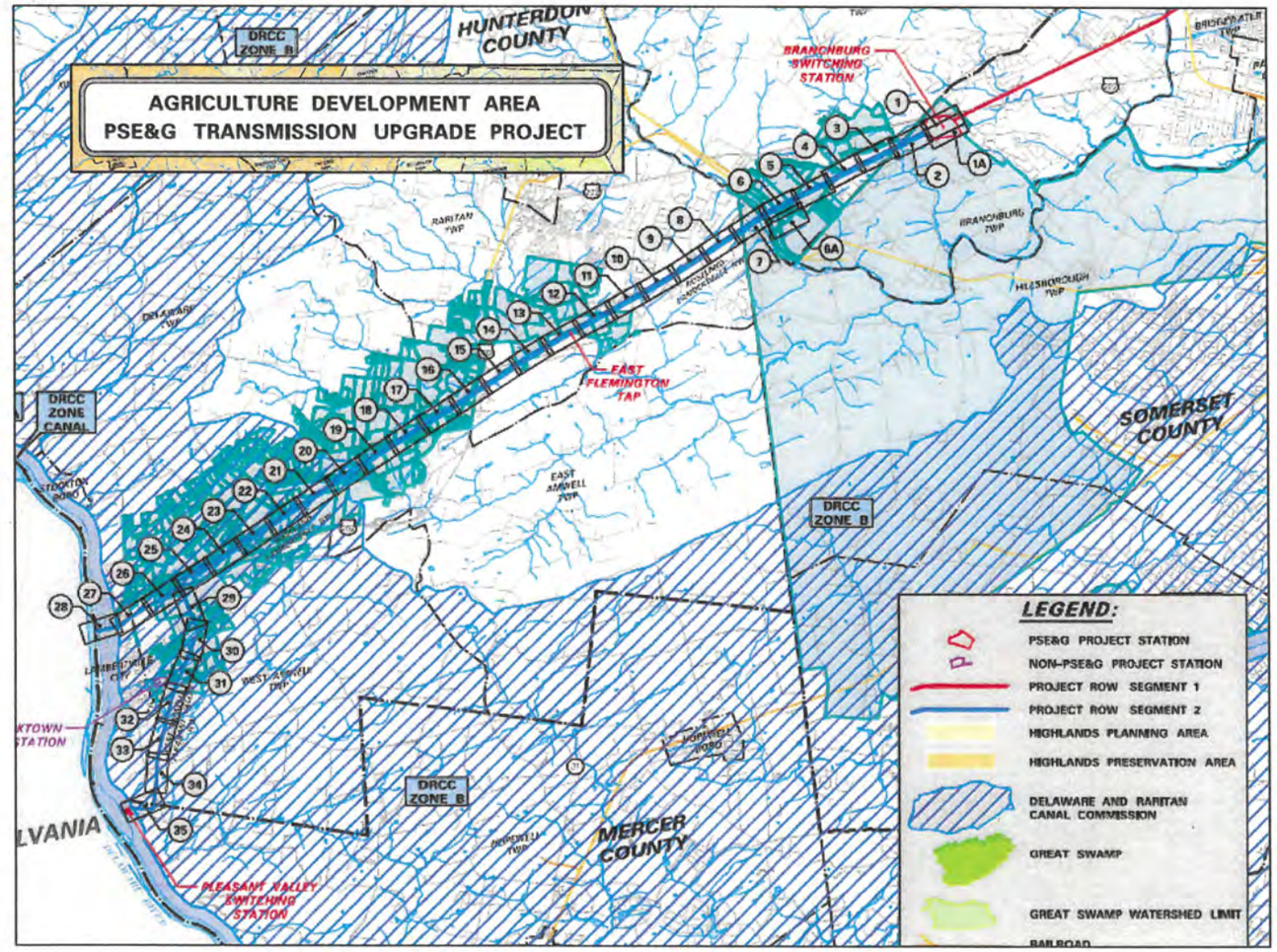
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

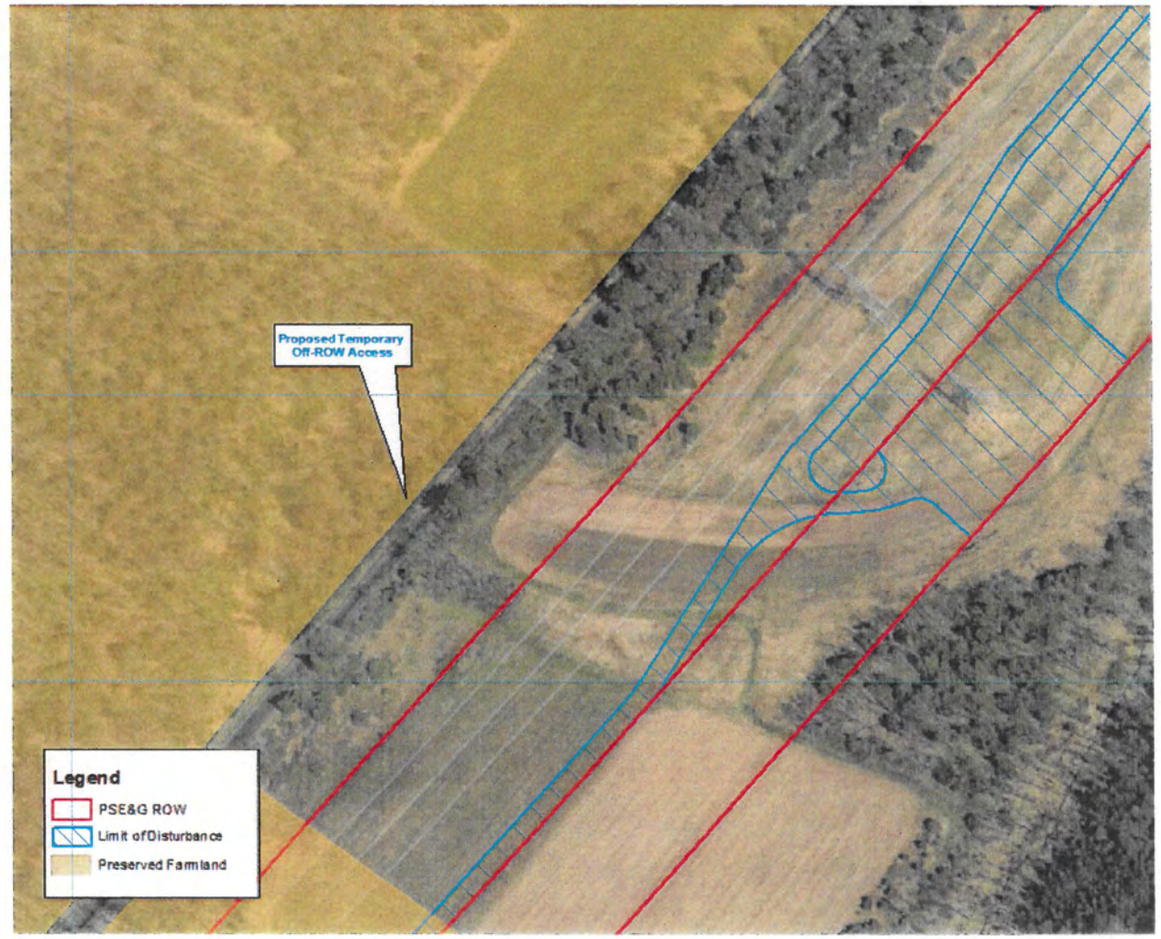
Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	ABSENT
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

S:\ADAs - SP Done\Impact Reviews (Section 19 and 25)\PSE&G\PSE&G Roseland – Pleasant Valley Overhead Transmission Line\Segment 2\PSEG Seg 2 SADC Resolution -092420.docx

Schedule A


AGRICULTURE DEVELOPMENT AREA
PSE&G TRANSMISSION UPGRADE PROJECT
HUNTERDON COUNTY
SOMERSET COUNTY
MERCER COUNTY
DRCC ZONE B
DRCC ZONE CANAL
BRANCHBURG SWITCHING STATION
EAST FLEMINGTON TAP
PLEASANT VALLEY SWITCHING STATION
RARITAN TWP
DELAWARE TWP
EAST AMWELL TWP
WEST AMWELL TWP
BRANCHBURG TWP
HILLSBOROUGH TWP
LEGEND:
PSE&G PROJECT STATION
NON-PSE&G PROJECT STATION
PROJECT ROW SEGMENT 1
PROJECT ROW SEGMENT 2
HIGHLANDS PLANNING AREA
HIGHLANDS PRESERVATION AREA
DELAWARE AND RARITAN CANAL COMMISSION
GREAT SWAMP
GREAT SWAMP WATERSHED LIMIT
RAILROAD

Schedule B


Proposed Temporary
Off-ROW Access
Legend
PSE&G ROW
Limit of Disturbance
Preserved Farmland

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2021R9(3)

PRELIMINARY REVIEW AND APPROVAL

NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS

FY2021 FUNDING ROUND

SEPTEMBER 24, 2020

WHEREAS, the State Agriculture Development Committee, "SADC" is authorized under the Garden State Preservation Trust Act, P.L. 1999, c.152, to provide a grant to qualified nonprofit organizations for up to 50 percent of the cost of acquisition, including eligible ancillary costs, of development easements or fee simple titles to farmland from willing sellers; and

WHEREAS, the SADC provided notice of available grants as published in the New Jersey Register on January 6, 2020 in a total amount to be determined by the SADC and an application deadline of May 6, 2020 for the FY2021 Nonprofit Grant Round; and

WHEREAS, four nonprofit organizations submitted 12 applications, located in six counties, totaling approximately 702 acres (Schedule A); and

WHEREAS, all 12 applications are located in the respective County ADAs; are greater or equal to 70% of the County average quality score as determined on September 26, 2019; and appear to qualify as eligible farms pursuant to N.J.A.C. 2:76-12.3 and N.J.A.C. 2:76-6.20; and

WHEREAS, as per N.J.A.C. 2:76-13.3 the total nonprofit costs submitted is $7,524,700 based on estimated easement or fee purchase values and ancillary costs; and

WHEREAS, SADC staff has reviewed the estimated costs submitted by the nonprofits and find them to be reasonable for purposes of calculating a 50% cost share match; and

WHEREAS, based on the cost estimates submitted by the nonprofits the following grant awards represent a 50% cost share grant, including eligible ancillary costs to the nonprofits submitting applications as set forth more specifically in Schedule A, totaling $3,763,625[1]:

- $910,950 to D&R Greenway for 1 fee purchase grant
- $417,400 to the New Jersey Conservation Foundation for 1 easement purchase grant
- $286,500 to the Monmouth Conservation Foundation for 1 easement purchase grant
- $2,148,775 to the Land Conservancy of New Jersey for 9 easement purchase grants

NOW THEREFORE BE IT RESOLVED:

[1] The variation in total cost and 50% SADC grant request is a result of the nonprofit's request to use estimated acreage rather than GIS parcel data.

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

2. The SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A and conditions contained in Schedule B; and

3. This approval is subject to N.J.A.C. 2:76- 12, 13, 14, 15, and 16 and all other rules and regulations as established by the SADC; and

4. This preliminary approval is conditioned upon an SADC resolution appropriating $3,763,625 to the FY2021 Nonprofit Round, Legislative appropriation of funds and funding availability as determined by the State Treasurer; and

5. Any funds that are not expended within two years of the date of the grant appropriation are subject to reappropriation and may no longer be available to the nonprofit; and

6. That this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

7. The SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A. 4:1C-4f.

__9/24/2020_____
Date

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

VOTE WAS RECORDED AS FOLLOWS:

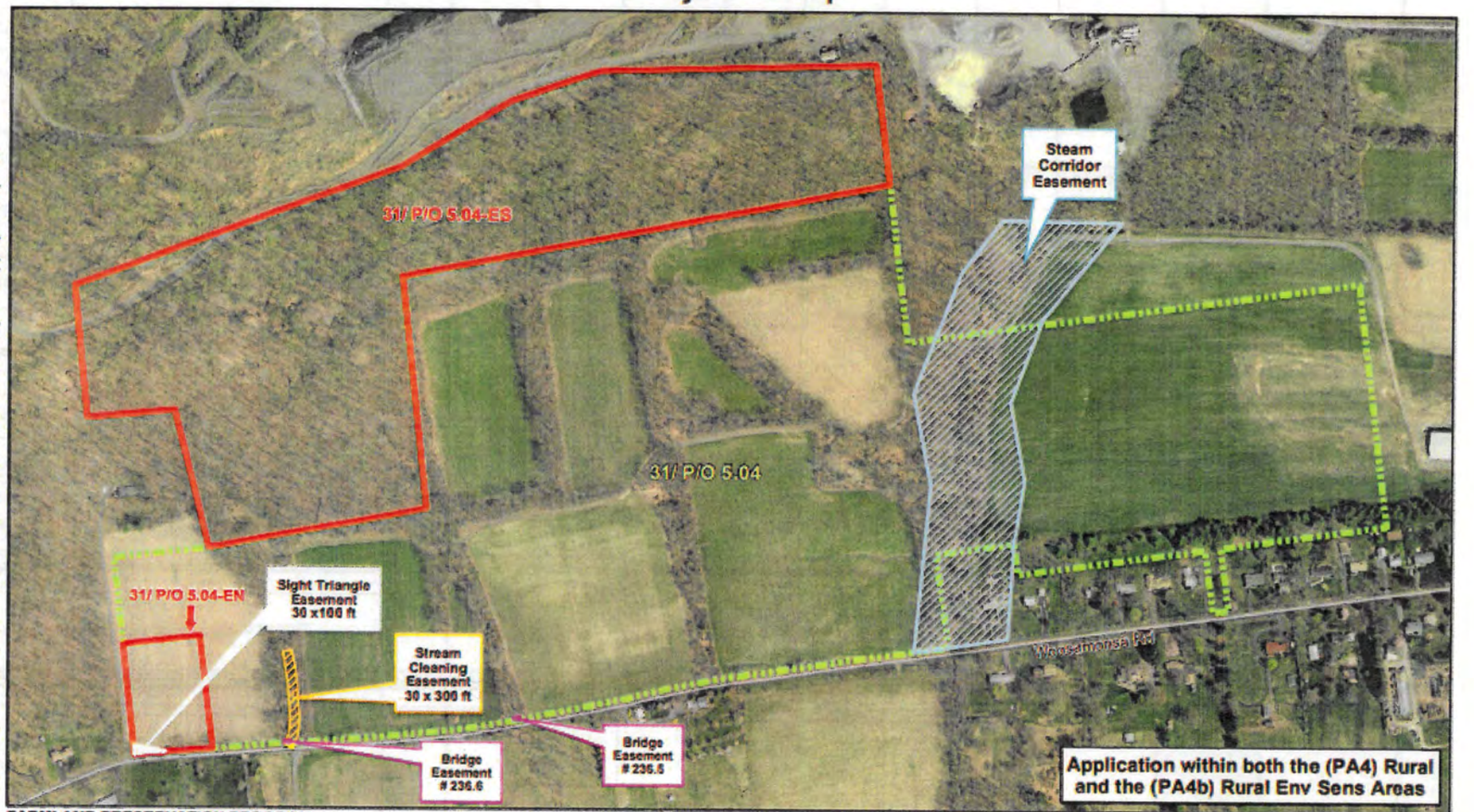
Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	YES
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Schedule A

FY 2021	Organization Name/Farm Name	Quality Score	Acq. Type	County	Municipality	Approx. Net Acres	Estimated per Acre Value	Total Estimated Easement	Estimated Ancillary Costs	Total Estimated Cost	Requested SADC Grant 50%	Cost share partner(s)
	D&R Greenway											
11-0018-NP	Trap Rock Industries, Inc.	68.98	Fee	Mercer	Hopewell	92.00	$19,565	$1,800,000	$21,900	$1,821,900	$910,950	D&R Greenway (50%)
	New Jersey Conservation Foundation											
10-0072-NP	Curtis, Richard & Michael F.	74.35	Easement	Hunterdon	Delaware	64	$12,700	$812,800	$22,000	$834,800	$417,400	Hunterdon Open Space Grant (50%)
	Monmouth Conservation Foundation											
13-001-NP	Stivala, Michael, Jr., & Eileen Sionas	53.63	Easement	Monmouth	Colts Neck	14.3	$40,000	$572,000	$33,500	$605,500	$286,500	Monmouth (25%) Colts Neck (12.5%) MCF (12.5%)
	The Land Conservancy of New Jersey											
21-0052-NP	Santini, Santino & Dominick (est of)	65.59	Easement	Warren	Franklin	53.00	$6,000	$318,000	$23,000	$341,000	$174,400	Warren (50%)
21-0053-NP	Santini, Santino & Christine	62.69	Easement	Warren	Franklin	36.40	$6,000	$218,400	$23,000	$241,400	$122,215	Warren (50%)
21-0050-NP	Stecker, Robert & Lynn	58.77	Easement	Warren	Harmony	17.80	$6,000	$106,800	$17,500	$124,300	$62,720	Warren (50%)
19-0023-NP	Newton Land LLC	57.10	Easement	Sussex	Hampton	81.70	$6,000	$490,200	$21,500	$511,700	$255,850	Sussex (50%)
21-0051-NP	Schwartz, David (Watercress)	54.89	Easement	Warren	Frelinghuysen	115.70	$5,000	$578,500	$20,800	$599,300	$299,650	Warren (50%)
18-0015-NP	Milanese, Barbara	54.21	Easement	Somerset	Bedminster	33.50	$40,000	$1,340,000	$24,000	$1,364,000	$682,000	Somerset (50%)
21-0047-NP	Campgaw Club, LLC	52.13	Easement	Warren	Hope & Blairstown	127.00	$5,000	$635,000	$25,000	$660,000	$339,350	Warren (50%)
21-0049-NP	Reuter, Lisa & Erich (Silver Pine)	51.10	Easement	Warren	Frelinghuysen	31.50	$6,000	$189,000	$11,500	$200,500	$102,440	Warren (50%)
21-0048-NP	Giordano, Melissa & Thomas	48.16	Easement	Warren	Frelinghuysen	34.80	$6,000	$208,800	$11,500	$220,300	$110,150	Warren (50%)
	TLCNJ TOTAL Applications	9				424.20				$4,262,500	$2,148,775	
	Total Applications =	12				701.70				$7,524,700	$3,763,625	

Schedule B

Project Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Trap Rock Industries, Inc. (D&R Greenway-FY 21)
Block 31 Lots P/O 5.04 (92.0 ac); P/O 5.04-ES (severable exception - 37.0 ac)
and P/O 5.04-EN (non-severable exception - 2.0 ac)
Gross Total = 131.0 ac
Hopewell Twp., Mercer County

500 250 0 500 1,000 Feet

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

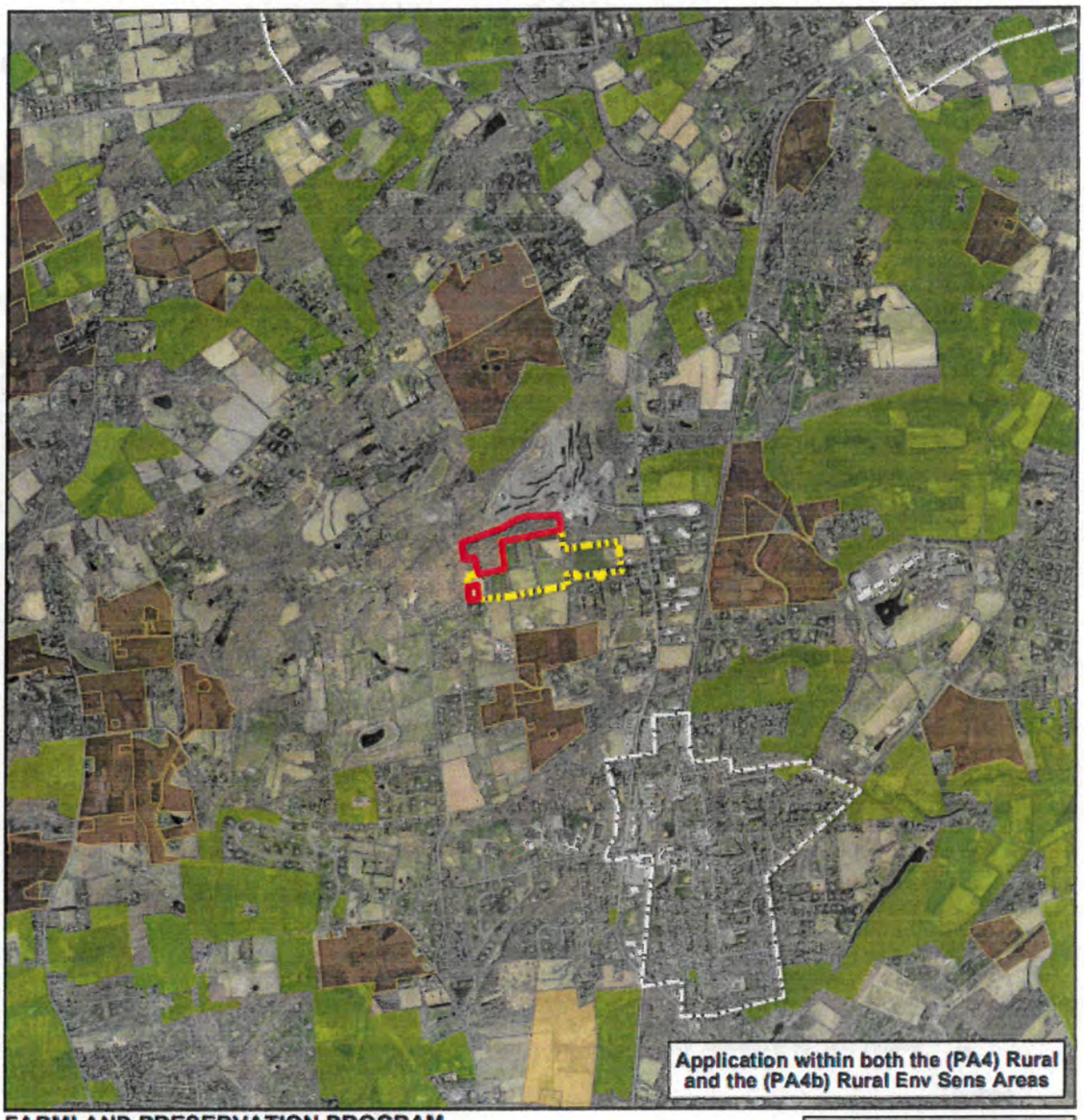
- Property in Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads

N

Sources:
Green Acres Conservation Easement Data
NJOIT/OGIS 2015 Digital Aerial Image

June 8, 2020

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Trap Rock Industries, Inc. (D&R Greenway-FY 21)
Block 31 Lots P/O 5.04 (92.0 ac);
P/O 5.04-ES (severable exception - 37.0 ac)
and P/O 5.04-EN (non-severable exception - 2.0 ac)
Gross Total = 131.0 ac
Hopewell Twp., Mercer County

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

N

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

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

June 5, 2020

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

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Mercer — Hopewell Twp. 1106
APPLICANT Trap Rock Industries, Inc. (D&R Greenway-FY 21) — SADC ID # 11- 0018-NP

Blocks and Lots — Gross Acres on Application 131

Hopewell Twp. 1106 Block 31 Lot 5.04 131 ACRES

Exceptions — Exception Acres on Application 39

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
37	To buffer quarry and preserve woods				0	-3

Location: Mer - Hopewell Twp. Block:31 Lot:5.04 - Top edge of lot surrounding woods
The Exception will be limited to 0 single family residential unit(s).
The Exception is Severable.

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
2	Future SFR				0	0

Location: Mer - Hopewell Twp. Block:31 Lot:5.04 - Southwest corner of property
The Exception will be limited to 1 single family residential unit(s).
The Exception is Nonseverable.

NET ACRES — Net Acres on Application 92

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY ☐ YES ☒ NO

E. Applicant is not an approved target farm

MINIMUM ELIGIBILITY CRITERIA ☒ YES ☐ NO

- ☐ 76 % Tillable — 69.6 acres Tillable — ☒ YES ☐ NO
- ☐ 76 % Soils Supporting Ag — 69.9 acres Supporting Ag — ☒ YES ☐ NO
- ☐ Development Potential?
  - Additional Development Possible — ☒ YES ☐ NO
  - Sufficient Legal Access to Property — ☒ YES ☐ NO
  - Additional Development via Development Credits — ☐ YES ☒ NO

SOILS:

Other	2.00%	* 0	= 0
Prime	58.00%	* .15	= 8.7
Statewide	40.00%	* .1	= 4

SOILS SCORE: 12.7

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	0
Future Single Family Residential Unit(s) on Exception	1
Eligible RDSOs	
Approved RDSOs	

HOUSING, BUILDINGS AND OTHER STRUCTURES ** NONE LOGGED **

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

TILLABLE SOILS:	Cropland Harvested	76.00%	* .15	= 11.4
	Wetlands/Water	3.00%	* 0	= 0
	Woodlands	21.00%	* 0	= 0

TILLABLE SOILS SCORE: 11.4

MINIMUM RANK SCORE [X] **YES** [ ] **NO**

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 68.98

TYPE OF AGRICULTURAL OPERATION
Hay

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

Type	Road
Description	Site triangle easement
Affect	
Visibility	
Notes	30 x 100 ft
Type	Stream
Description	Stream cleaning easement
Affect	
Visibility	
Notes	30 x 300 ft
Type	Other
Description	Mercer Co bridge easements (2)
Affect	
Visibility	
Notes	# 236.5 & 236.6
Type	Stream
Description	Stream Corridor easement
Affect	
Visibility	
Notes	approx. 300 ft buffer of stream

ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA
(PA4) Rural
(PA4b) Rural and Environmentally Sensative

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

HIGHLANDS REGION	☐ **YES**	☒ **NO**
PINELANDS REGION	☐ **YES**	☒ **NO**

Wetlands

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Curtis, Richard & Michael (NJCF FY21)
Block 31 Lots P/O 5 (59.5 ac)
& P/O 5-EN (non-severable exception - 3.7 ac)
Gross Total = 63.2 ac
Delaware Twp., Hunterdon County

500 250 0 500 1,000 Feet

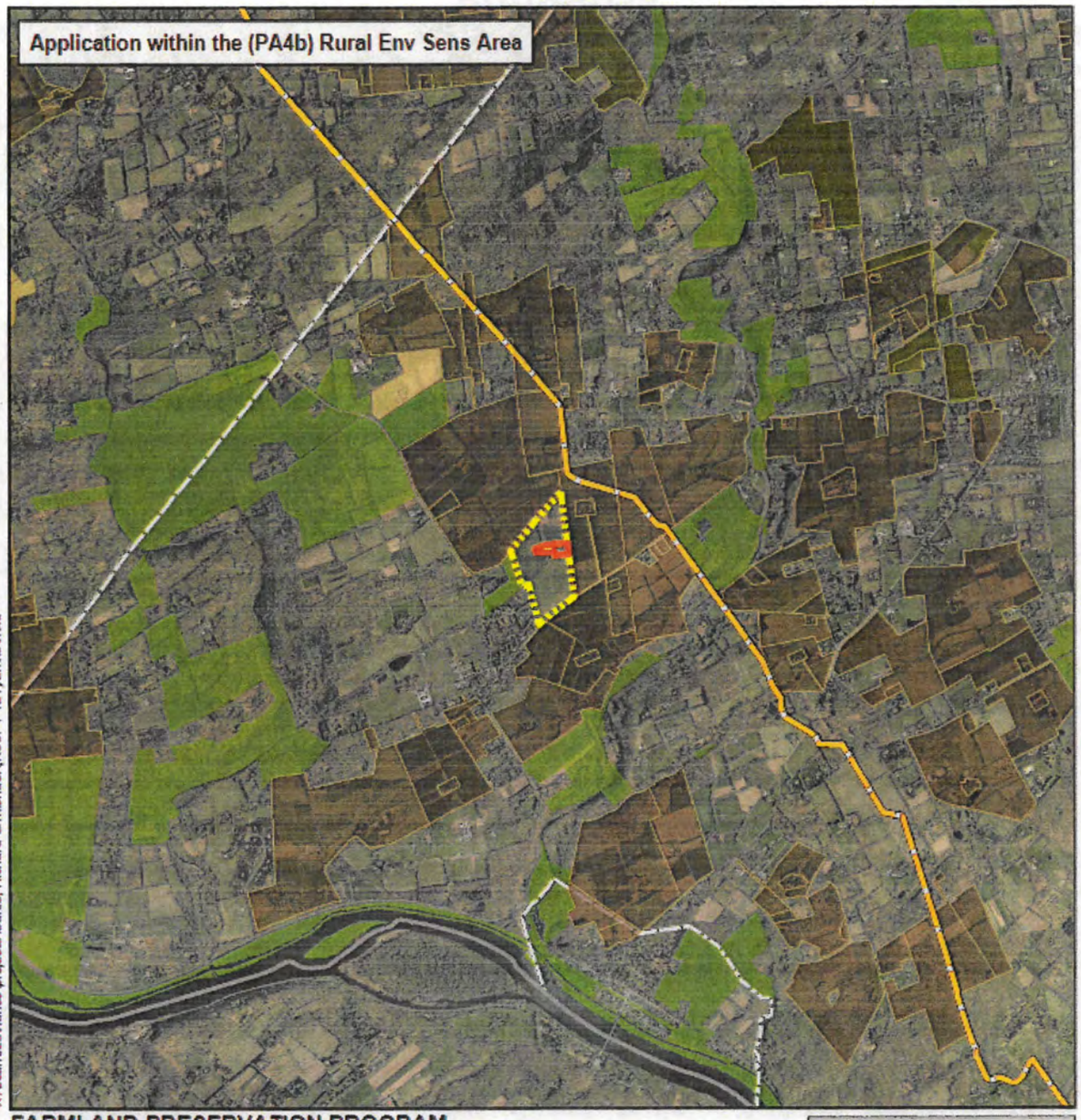
N

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

Wetlands Legend:

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Wetlands Data

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Curtis, Richard & Michael (NJCF FY21)
Block 31 Lots P/O 5 (59.5 ac)
& P/O 5-EN (non-severable exception - 3.7 ac)
Gross Total = 63.2 ac
Delaware Twp., Hunterdon County

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

NOTE:

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

N

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

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Hunterdon — Delaware Twp. 1007

APPLICANT Curtis, Richard & Michael F. (NJCF FY21) — SADC ID # 10- 0072-NP

Blocks and Lots — Gross Acres on Application 63.2

Delaware Twp. 1007 Block 31 Lot 5 63.2 ACRES

Exceptions — Exception Acres on Application 3.7

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
3.7	Existing single family residence & improvements				0	0

Location: Hun - Delaware Twp. Block:31 Lot:5 - Around exisitng buildings
Right to Farm Language will appear on the Deed.
The Exception is Nonseverable.
The Exception will be limited to 1 single family residential unit(s).

NET ACRES — Net Acres on Application 60

RESTRICTIONS / CONDITIONS

Additional Restrictions
NJCF has requested a 5% impervious coverage restriction on the premises, approximately 3 acres outside the exception area.

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

- [ ] 82 % Tillable — 49 acres Tillable — [X] YES [ ] NO
- [ ] 82 % Soils Supporting Ag — 49 acres Supporting Ag — [X] YES [ ] NO
- [ ] Development Potential?
  - Additional Development Possible — [X] YES [ ] NO
  - Sufficient Legal Access to Property — [X] YES [ ] NO
  - Additional Development via Development Credits — [ ] YES [X] NO

SOILS:	Prime	7.00%	* .15	= 1.05
	Statewide	93.00%	* .1	= 9.3
				SOILS SCORE: 10.35
TILLABLE SOILS:	Cropland Harvested	82.00%	* .15	= 12.3
	Wetlands/Water	1.00%	* 0	= 0
	Woodlands	17.00%	* 0	= 0
				TILLABLE SOILS SCORE: 12.3

MINIMUM RANK SCORE [X] YES [ ] NO

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 74.35

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	
Existing Single Family Residential Unit(s) on Exception	1
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

HOUSING, BUILDINGS AND OTHER STRUCTURES ** NONE LOGGED **

TYPE OF AGRICULTURAL OPERATION

Hay

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review
** NONE LOGGED **

ADDITIONAL CONCERNS/NOTES:

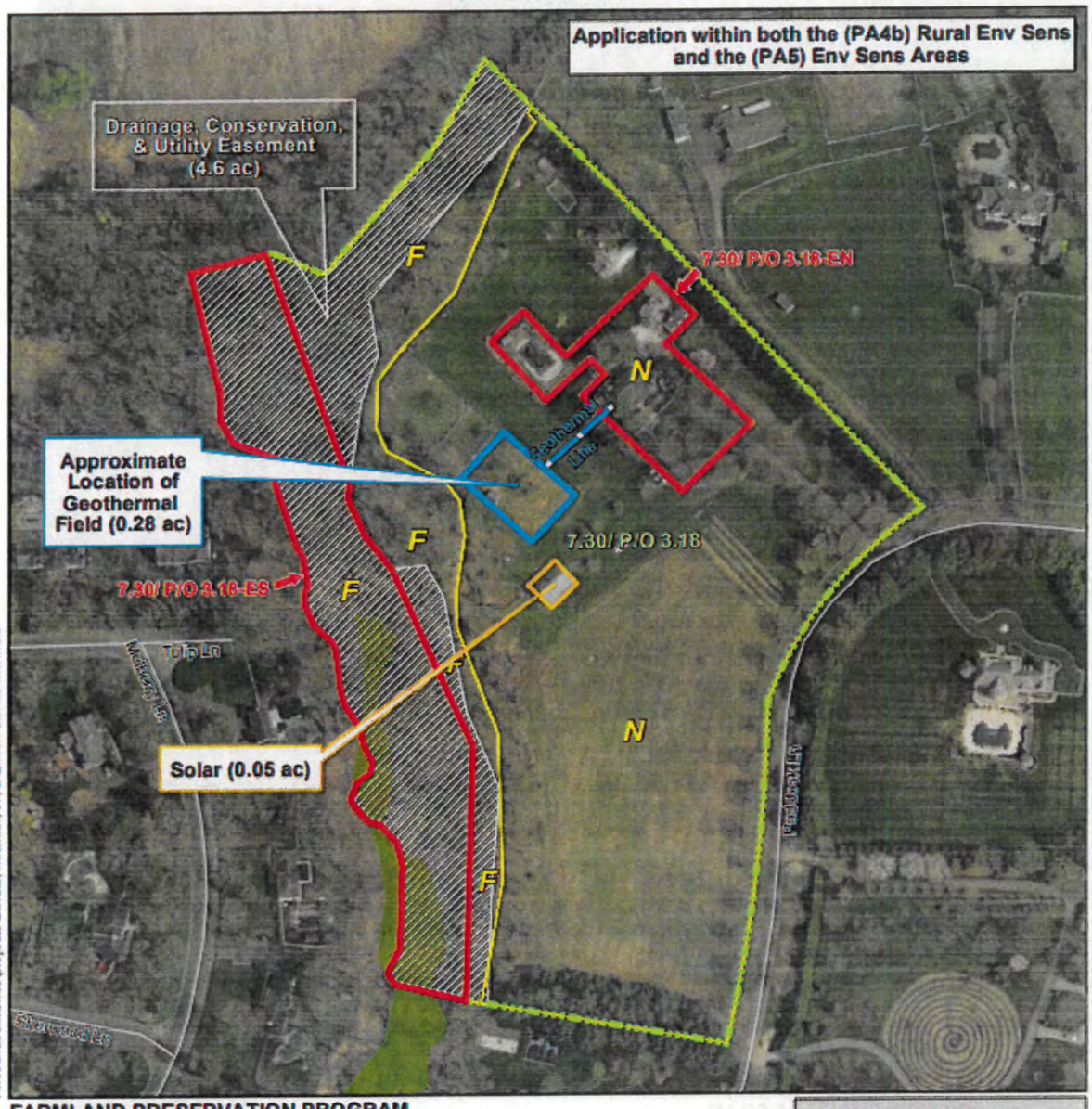
STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

(PA4b) Rural and Environmentally Sensative

HIGHLANDS REGION ☐ YES ☒ NO

PINELANDS REGION ☐ YES ☒ NO

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stivala, Michael, Jr., & Eileen Sionas
Block 7.30 Lots P/O 3.18 (14.3 ac);
P/O 3.18-ES (severable exception - 3.0 ac);
& P/O 3.18-EN (non-severable exception - 1.0 ac)
Gross Total = 18.3 ac
Colts Neck Twp., Monmouth County

250 125 0 250 500 Feet

N

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

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

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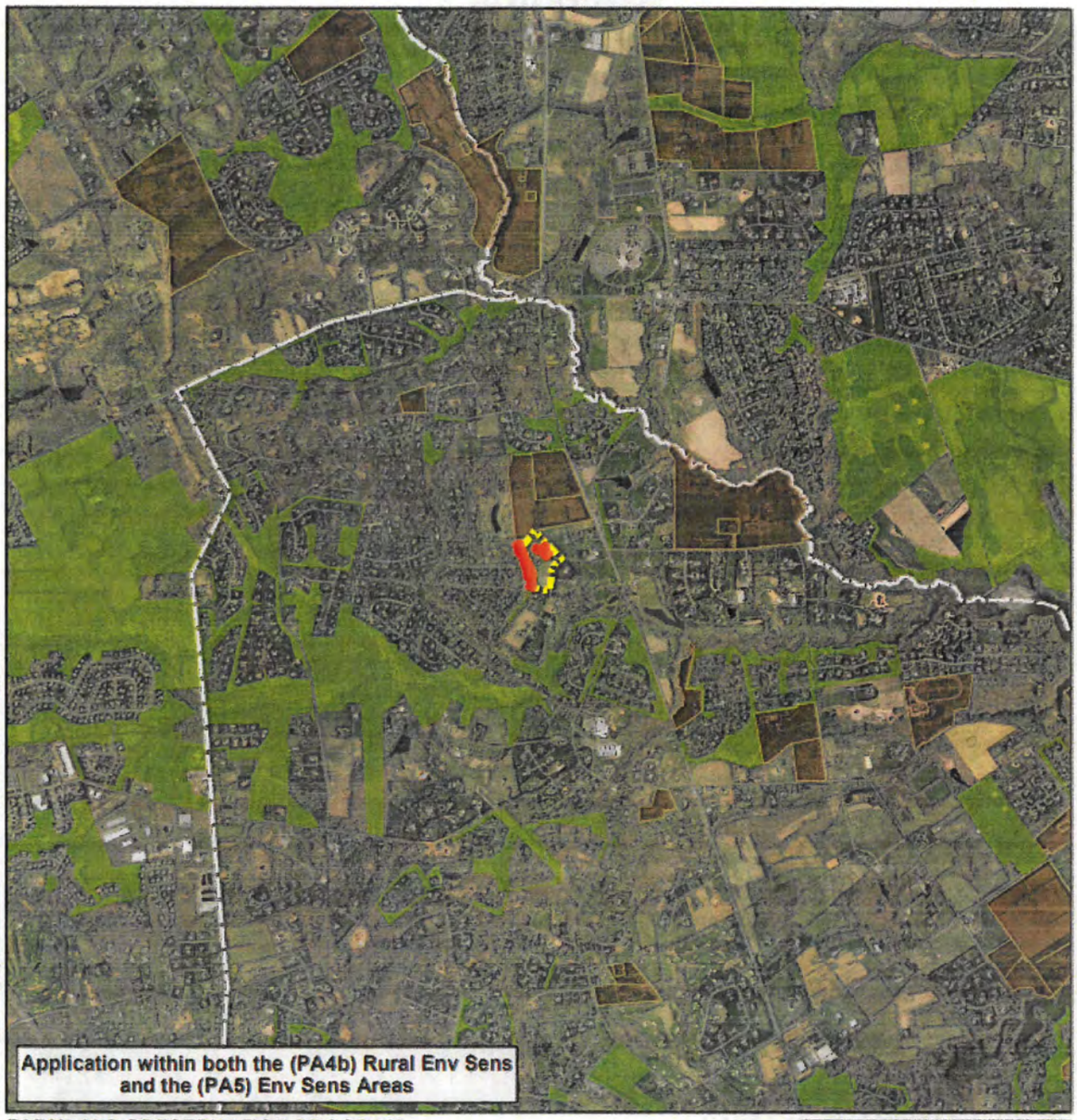
Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

May 5, 2020

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stivala, Michael, Jr., & Eileen Sionas
Block 7.30 Lots P/O 3.18 (14.3 ac);
P/O 3.18-ES (severable exception - 3.0 ac);
& P/O 3.18-EN (non-severable exception - 1.0 ac)
Gross Total = 18.3 ac
Colts Neck Twp., Monmouth County

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

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

N

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

May 5, 2020

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

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Monmouth — Colts Neck Twp. 1309

APPLICANT Stivala, Michael, Jr., & Eileen Sionas — SADC ID # 13- 0019-NP

Blocks and Lots — Gross Acres on Application 18.3

Colts Neck Twp.	1309	Block 7.30	Lot	3.18	18.3	ACRES
Colts Neck Twp.	1309	Block 0	Lot	0	0	ACRES

Exceptions — Exception Acres on Application 4

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Around existing residence, pool & other buildings				0	0

Location: Mon - Colts Neck Twp. Block:7.30 Lot:3.18 - around residence and out buildingson Northeast side of lot
The Exception will be limited to 1 single family residential unit(s).
The Exception is Nonseverable.

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
3	Expansion of municipal greenway along C-1 stream				0	-3

Location: Mon - Colts Neck Twp. Block:7.30 Lot:3.18 - Entire Western edge of lot
The Exception will be limited to 0 single family residential unit(s).
The Exception is Severable.

NET ACRES — Net Acres on Application 14

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

[ ] 63 % Tillable	9 acres Tillable	[X] YES	[ ] NO
[ ] 63 % Soils Supporting Ag	9 acres Supporting Ag	[X] YES	[ ] NO
[ ] Development Potential?			
■ Additional Development Possible		[X] YES	[ ] NO
■ Sufficient Legal Access to Property		[X] YES	[ ] NO
■ Less Than 80% wetlands		[X] YES	[ ] NO
■ Less Than 80% slopes of 15% or more		[X] YES	[ ] NO
■ Additional Development via Development Credits		[ ] YES	[X] NO

SOILS:

Other	11.00%	* 0	= 0
Prime	72.00%	* .15	= 10.8
Statewide	17.00%	* .1	= 1.7

SOILS SCORE: 12.5

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	1
Future Single Family Residential Unit(s) on Exception	0
Eligible RDSOs	0
Approved RDSOs	

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

TILLABLE SOILS:

Cropland Harvested	60.00%	* .15	= 9
Wetlands/Water	20.00%	* 0	= 0
Woodlands	20.00%	* 0	= 0

TILLABLE SOILS SCORE: 9

MINIMUM RANK SCORE [X] **YES** [ ] **NO**

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 62.54

HOUSING, BUILDINGS AND OTHER STRUCTURES

Structure	Ag Use	Leased	Notes
Barn	N	N	
Run in Shed	N	N	(3) three
Greenhouse	N	N	(2) two

TYPE OF AGRICULTURAL OPERATION

Vegtable & Melons
General Prime Livestock & Animal Alpacas

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review

Ag Use		
No	Type	Solar panels
	Lessee	None
	Extent	On roof of barn
	Business	Excess energy is sold
	Size	Approximately 0.05 ac
	Purpose	Electricity for house and barn
	Frequency	

Ag Use		
No	Type	Geothermal system
	Lessee	None
	Extent	Under animal paddock with line to house
	Business	
	Size	Approximately 0.28 ac
	Purpose	Heating and cooling of house
	Frequency	

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

Type	Conservation
Description	C-1 stream corridor
Affect	
Viability	
Notes	
Type	Other
Description	Utility
Affect	
Viability	
Notes	

ADDITIONAL CONCERNS/NOTES:

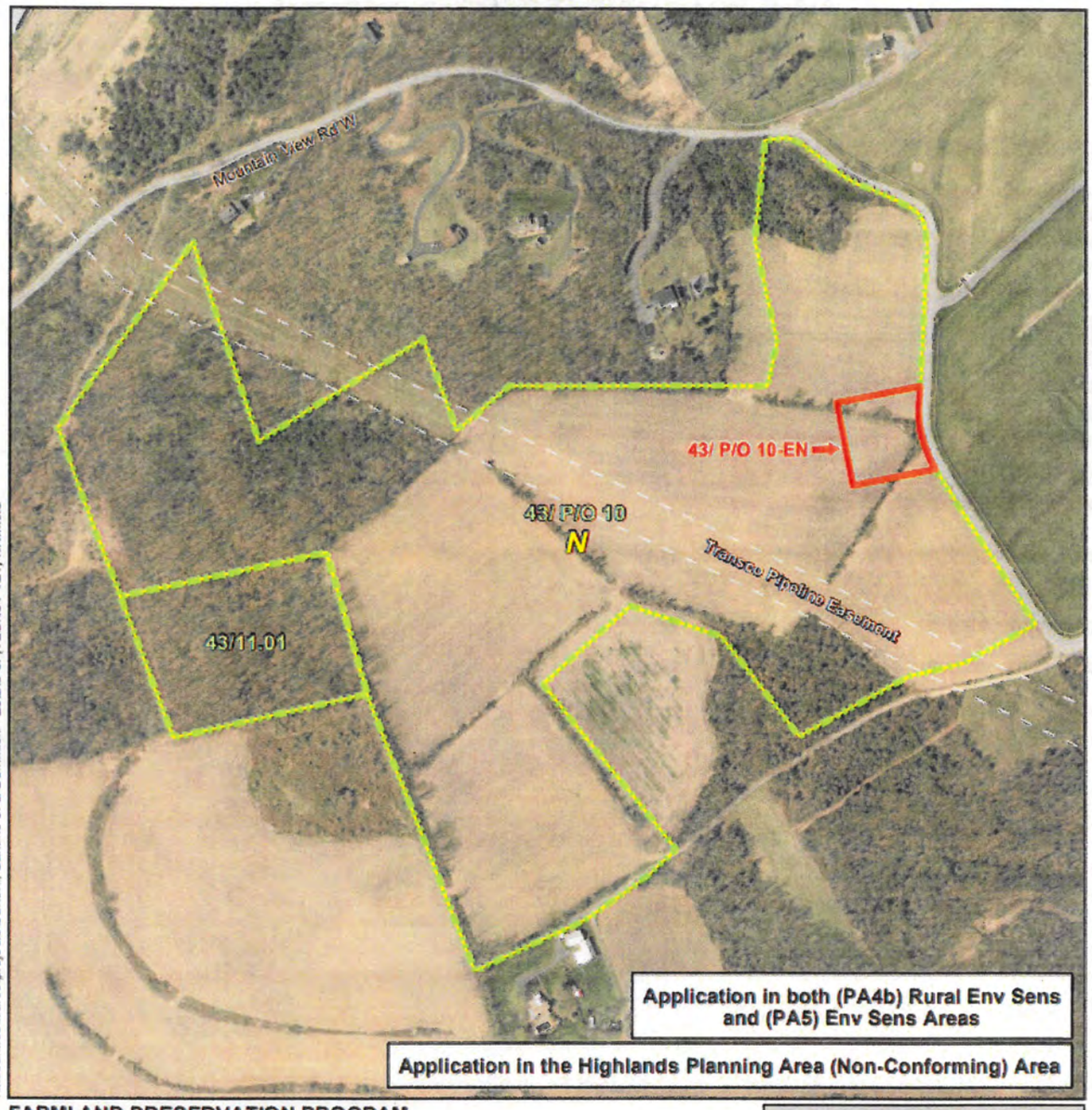
STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

(PA4b) Rural and Environmentally Sensative
(PA5) Environmentally Sensative

HIGHLANDS REGION ☐ **YES** ☒ **NO**

PINELANDS REGION ☐ **YES** ☒ **NO**

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Santini, Santino Jr. & Santini, Dominick - Estate of (TLCNJ FY 21)
Block 43 Lots 11.01 (4.6 ac); P/O 10 (48.4 ac)
& P/O 10-EN (non-severable exception - 1.0 ac)
Gross Total = 54.0 ac
Franklin Twp., Warren County

250 125 0 250 500 Feet

N

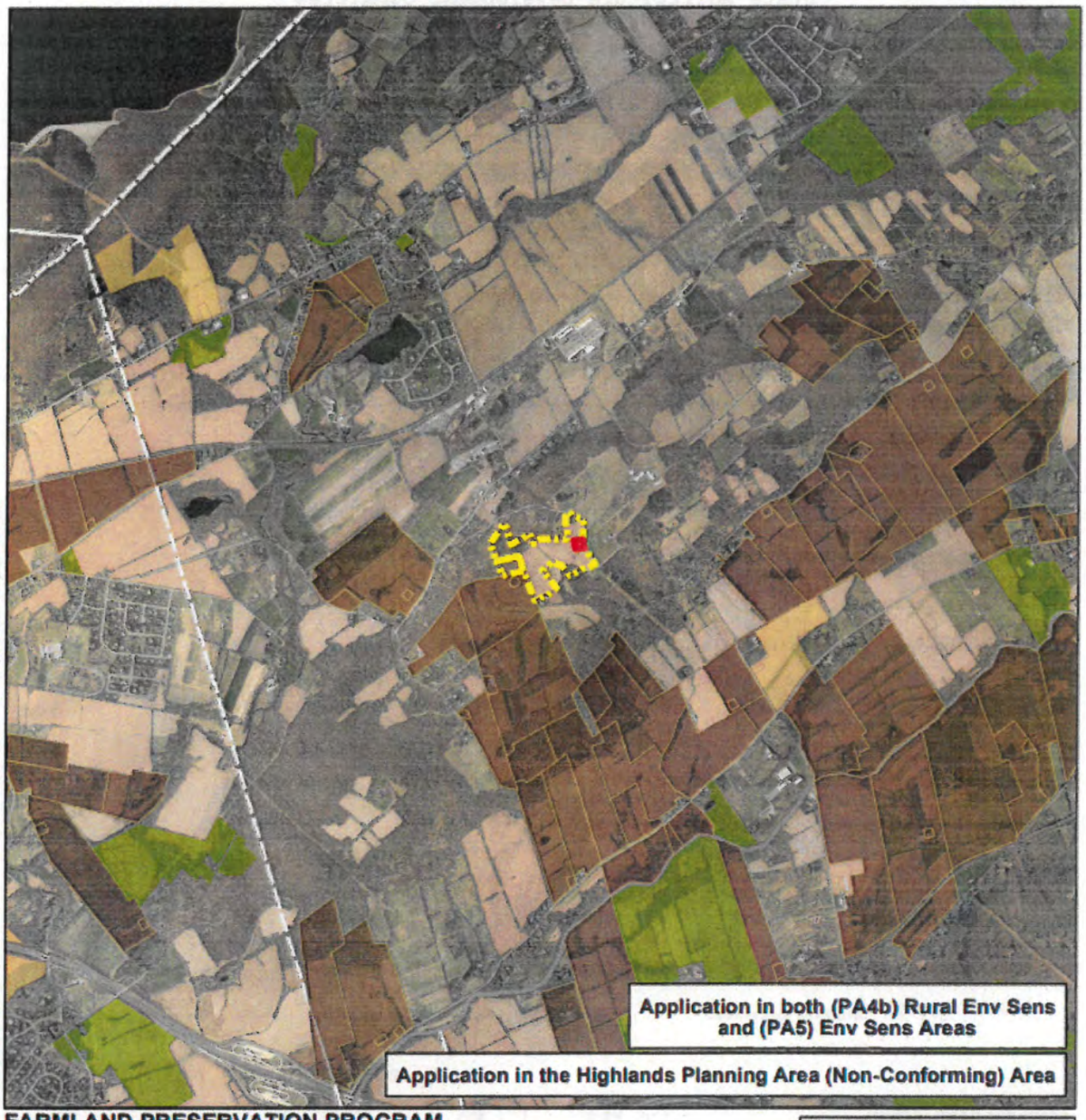
- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Wetlands Data
NJ Highlands Council Data
NJOIT/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.

Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Santini, Santino Jr. & Santini, Dominick - Estate of (TLCNJ FY 21)
Block 43 Lots 11.01 (4.6 ac); P/O 10 (48.4 ac)
& P/O 10-EN (non-severable exception - 1.0 ac)
Gross Total = 54.0 ac
Franklin Twp., Warren County

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

N

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

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

May 13, 2020

NOTE:
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State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Warren — Franklin Twp. 2105

APPLICANT Santini, Santino Jr. & Santino, Dominick - Estate of (TLCNJ FY SADC ID # 21- 0052-NP

Blocks and Lots — Gross Acres on Application 54

Franklin Twp.	2105	Block 43	Lot 11.01	4.6	ACRES
Franklin Twp.	2105	Block 43	Lot 10	49.4	ACRES

Exceptions — Exception Acres on Application 1

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Future single family residence				0	0

Location: War - Franklin Twp. Block:43 Lot:10 - Eastern edge of lot, along Mtn. View Rd., W
Right to Farm Language will appear on the Deed.
The Exception is Nonseverable.
The Exception will be limited to 1 single family residential unit(s).

NET ACRES — Net Acres on Application 53

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

- [ ] 65 % Tillable — 34.2 acres Tillable — [X] YES [ ] NO
- [ ] 65 % Soils Supporting Ag — 34.2 acres Supporting Ag — [X] YES [ ] NO
- [ ] Development Potential?
  - Additional Development Possible — [X] YES [ ] NO
  - Sufficient Legal Access to Property — [X] YES [ ] NO
  - Additional Development via Development Credits — [ ] YES [X] NO

SOILS:

Other	19.00%	* 0	= 0
Prime	57.00%	* .15	= 8.55
Statewide	24.00%	* .1	= 2.4

SOILS SCORE: 10.95

TILLABLE SOILS:

Cropland Harvested	65.00%	* .15	= 9.75
Woodlands	35.00%	* 0	= 0

TILLABLE SOILS SCORE: 9.75

MINIMUM RANK SCORE [X] YES [ ] NO

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 65.59

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	0
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

HOUSING, BUILDINGS AND OTHER STRUCTURES **** NONE LOGGED ****

TYPE OF AGRICULTURAL OPERATION

Corn-Cash Grain
Soybeans-Cash Grain

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
**** NONE LOGGED ****

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

Type	Gas Lines
Description	Transco
Effect	
Viability	
Notes	

ADDITIONAL CONCERNS/NOTES:

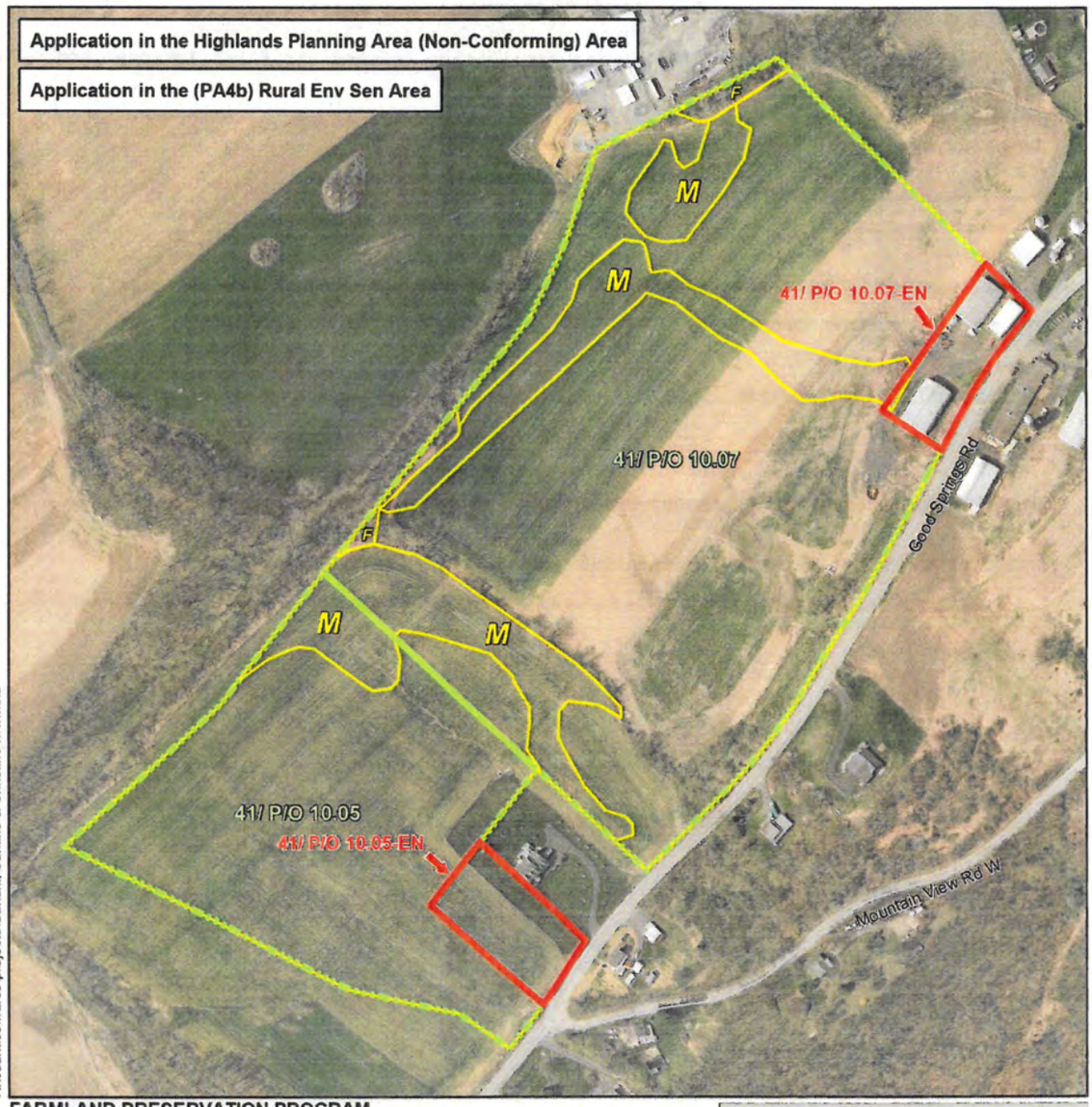
STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

(PA4b) Rural and Environmentally Sensative
(PA5) Environmentally Sensative

HIGHLANDS REGION [X] **YES** [ ] **NO**
Highlands Planning Area

PINELANDS REGION [ ] **YES** [X] **NO**

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Santini, Santino & Christine
Block 41 Lots P/O 10.05 (10.1 ac);
P/O 10.05-EN (non-severable exception - 1.0 ac);
P/O 10.07 (26.3 ac) &
P/O 10.07-EN (non-severable exception - 1.0 ac)
Gross Total = 38.4 ac
Franklin Twp., Warren County

250 125 0 250 500 Feet

N

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

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

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

June 4, 2020

Preserved Farms and Active Applications Within Two Miles

X:\counties\warco\projects\Santini, Santino & Christine 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Santini, Santino & Christine
Block 41 Lots P/O 10.05 (10.1 ac);
P/O 10.05-EN (non-severable exception - 1.0 ac);
P/O 10.07 (26.3 ac) &
P/O 10.07-EN (non-severable exception - 1.0 ac)
Gross Total = 38.4 ac
Franklin Twp., Warren County

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

N

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

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

June 4, 2020

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Warren — Franklin Twp. 2105
APPLICANT Santini, Santino & Christine (TLCNJ FY21) — SADC ID # '21- 0053-NP

Blocks and Lots — Gross Acres on Application 38.4

Franklin Twp.	2105	Block 41	Lot	10.05	11.1	ACRES
Franklin Twp.	2105	Block 41	Lot	10.07	27.3	ACRES

Exceptions — Exception Acres on Application 2

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Existing buildings				0	0

Location: War - Franklin Twp. Block:41 Lot:10.07 - Around barns and silo
The Exception will be limited to 0 single family residential unit(s).
The Exception is Nonseverable.

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Future SFR				0	0

Location: War - Franklin Twp. Block:41 Lot:10.05 - Along Southeast corner of lot
The Exception will be limited to 1 single family residential unit(s).
The Exception is Nonseverable.

NET ACRES — Net Acres on Application 36

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

- [ ] 96 % Tillable — 35.5 acres Tillable — [X] YES [ ] NO
- [ ] 96 % Soils Supporting Ag — 35.5 acres Supporting Ag — [X] YES [ ] NO
- [ ] Development Potential?
  - Additional Development Possible — [X] YES [ ] NO
  - Sufficient Legal Access to Property — [X] YES [ ] NO
  - Additional Development via Development Credits — [ ] YES [X] NO

SOILS:

Other	14.00%	* 0	= 0
Prime	1.00%	* .15	= .15
Statewide	85.00%	* .1	= 8.5

SOILS SCORE: 8.65

TILLABLE SOILS:

Cropland Harvested	83.00%	* .15	= 12.45
Wetlands/Water	17.00%	* 0	= 0

TILLABLE SOILS SCORE: 12.45

MINIMUM RANK SCORE [X] YES [ ] NO

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 62.69

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	0
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

HOUSING, BUILDINGS AND OTHER STRUCTURES ** NONE LOGGED **

TYPE OF AGRICULTURAL OPERATION

Corn-Cash Grain

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

Type	Gas Lines
Description	Transco
Affect	
Viability	
Notes	

ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

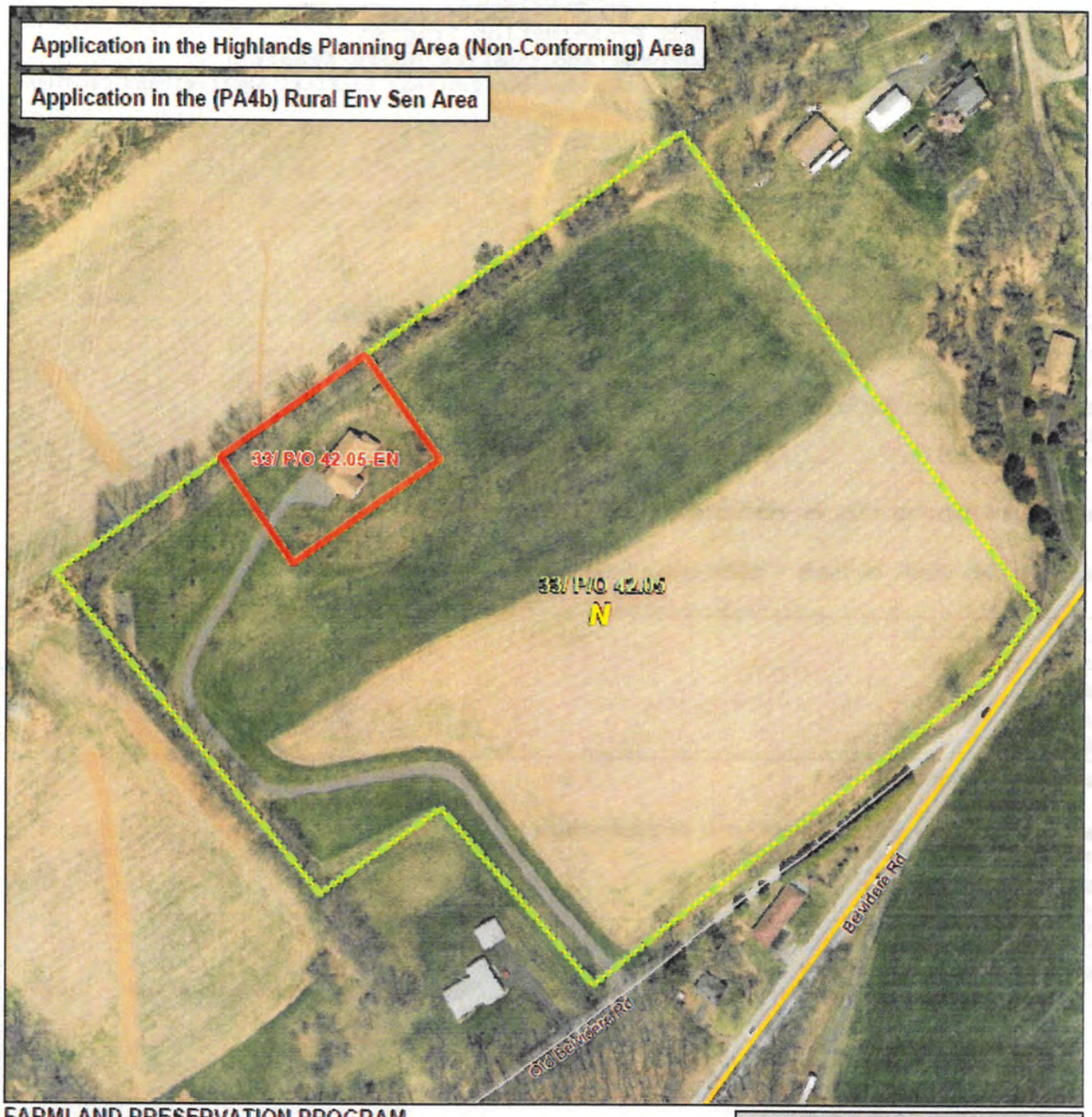
(PA4b) Rural and Environmentally Sensative

HIGHLANDS REGION [X] **YES** [ ] **NO**

Highlands Planning Area
Conservation Land Use Capability Zone
Conservation Constrained Land Use Capability Zone

PINELANDS REGION [ ] **YES** [X] **NO**

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stecker, Robert L. & Lynn (TLCNJ FY 21)
Block 33 Lots P/O 42.05 (17.8 ac);
& P/O 42.05-EN (non-severable exception - 1.0 ac)
Gross Total = 18.8 ac
Harmony Twp., Warren County

200 100 0 200 400 Feet

N

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

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

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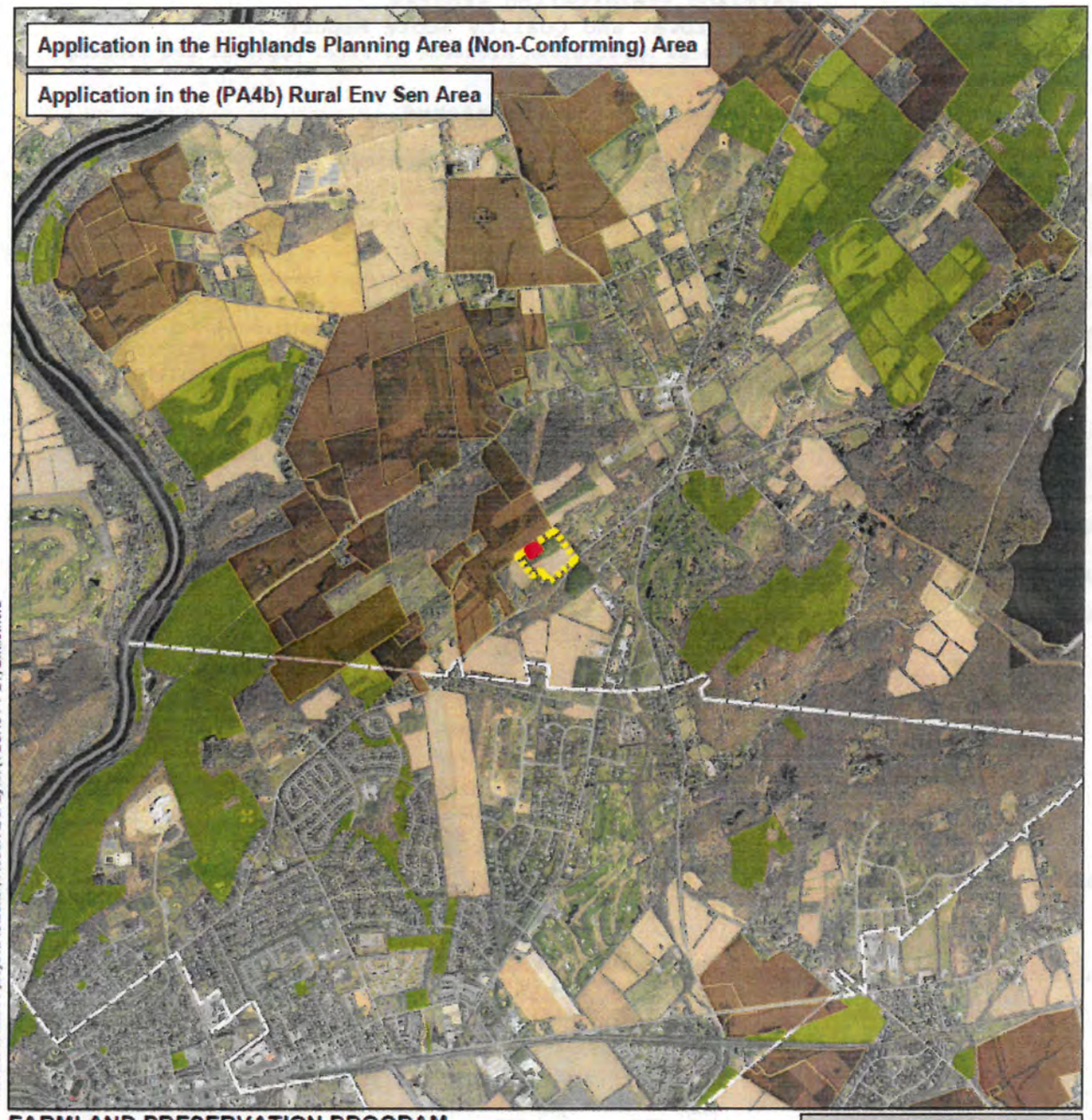
Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

May 18, 2020

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stecker, Robert L. & Lynn (TLCNJ FY 21)
Block 33 Lots P/O 42.05 (17.8 ac);
& P/O 42.05-EN (non-severable exception - 1.0 ac)
Gross Total = 18.8 ac
Harmony Twp., Warren County

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

N

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

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

May 18, 2020

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State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Warren — Harmony Twp. 2110

APPLICANT Stecker, Robert L. & Lynn (TLCNJ FY21) — SADC ID # 21- 0050-NP

Blocks and Lots — Gross Acres on Application 18.8

Harmony Twp. 2110 Block 33 Lot 42.05 18.8 ACRES

Exceptions — Exception Acres on Application 1

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Existing single family residence				0	0

Location: War - Harmony Twp. Block: 33 Lot:42.05 - Northern edge of lot
The Exception will be limited to 1 single family residential unit(s).
The Exception is Nonseverable.

NET ACRES — Net Acres on Application 18

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

- [ ] 89 % Tillable — 15.8 acres Tillable — [X] YES [ ] NO
- [ ] 89 % Soils Supporting Ag — 15.8 acres Supporting Ag — [X] YES [ ] NO
- [ ] Development Potential?
  - Additional Development Possible — [X] YES [ ] NO
  - Sufficient Legal Access to Property — [X] YES [ ] NO
  - Less Than 80% wetlands — [X] YES [ ] NO
  - Less Than 80% slopes of 15% or more — [X] YES [ ] NO
  - Additional Development via Development Credits — [ ] YES [X] NO

SOILS:

Other	65.00%	* 0	= 0
Statewide	35.00%	* .1	= 3.5

SOILS SCORE: 3.5

TILLABLE SOILS:

Cropland Harvested	89.00%	* .15	= 13.35
Other	1.00%	* 0	= 0
Woodlands	10.00%	* 0	= 0

TILLABLE SOILS SCORE: 13.35

MINIMUM RANK SCORE [X] YES [ ] NO

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 58.77

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	1
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

HOUSING, BUILDINGS AND OTHER STRUCTURES ** NONE LOGGED **

TYPE OF AGRICULTURAL OPERATION ** NONE LOGGED **

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

Type	Power Lines
Description	
Affect	
Viability	
Notes	

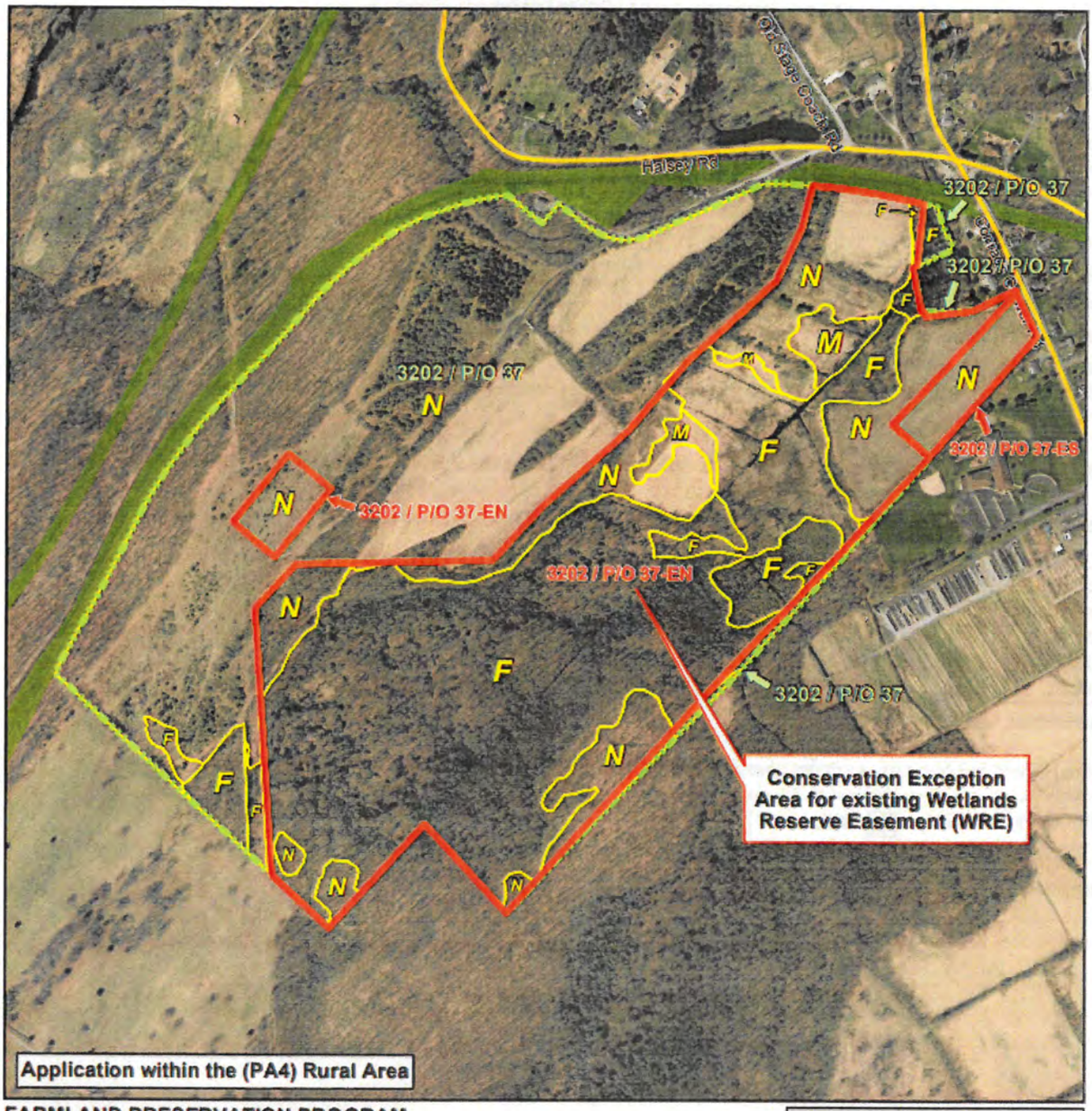
ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA
(PA4b) Rural and Environmentally Sensative

HIGHLANDS REGION [X] **YES** [ ] **NO**
Highlands Planning Area
Conservation Constrained Land Use Capability Zone

PINELANDS REGION [ ] **YES** [X] **NO**

Wetlands



X:\counties\sussex\projects\Newton Land, LLC fwv.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Newton Land, LLC (TLCNJ - FY21)
Block 3202 Lots P/O 37 (79.2 ac);
P/O 37-ES (severable exception - 3.4 ac) &
P/O 37-EN (non-severable exceptions – 94.5 & 2.0 ac)
Gross Total = 179.1 ac
Hampton Twp., Sussex County

500 250 0 500 1,000 Feet

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

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N

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

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 22, 2020

Preserved Farms and Active Applications Within Two Miles

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Newton Land, LLC (TLCNJ - FY21)
Block 3202 Lots P/O 37 (79.2 ac);
P/O 37-ES (severable exception - 3.4 ac) &
P/O 37-EN (non-severable exceptions – 94.5 & 2.0 ac)
Gross Total = 179.1 ac
Hampton Twp., Sussex County

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

N

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

Sources:
NJ Farmland Preservation Program

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Sussex — Hampton Twp. 1910

APPLICANT Newton Land LLC (TLCNJ FY 21) — SADC ID # 19- 0023-NP

Blocks and Lots — Gross Acres on Application 179.1

Hampton Twp. 1910 Block 3202 Lot 37 179.1 ACRES

Exceptions — Exception Acres on Application 99.9

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
94.5	NRE				0	0

Location: Sus - Hampton Twp. Block:3202 Lot:37 - Southeastern section of lot surrounding wetlands

The Exception is Nonseverable.

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
2	Future dwelling				0	0

Location: Sus - Hampton Twp. Block:3202 Lot:37 - Western side of lot
The Exception will be limited to 1 single family residential unit(s).
The Exception is Nonseverable.

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
3.4	Future dwelling				0	-1

Location: Sus - Hampton Twp. Block:3202 Lot:37 - Northeast corner of lot
Right to Farm Language will appear on the Deed.
The Exception is Severable.
The Exception will be limited to 1 single family residential unit(s).

NET ACRES — Net Acres on Application 79

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

- [ ] 40 % Tillable — 31.4 acres Tillable — [X] YES [ ] NO
- [ ] 40 % Soils Supporting Ag — 31.4 acres Supporting Ag — [X] YES [ ] NO
- [ ] Development Potential?
  - Additional Development Possible — [X] YES [ ] NO
  - Sufficient Legal Access to Property — [X] YES [ ] NO
  - Additional Development via Development Credits — [ ] YES [X] NO

SOILS:

Other	99.00%	* 0	= 0
Prime	1.00%	* .15	= .15

SOILS SCORE: .15

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

TILLABLE SOILS:	Cropland Harvested	40.00%	* .15	= 6
	Wetlands/Water	6.00%	* 0	= 0
	Woodlands	54.00%	* 0	= 0

TILLABLE SOILS SCORE: 6

MINIMUM RANK SCORE [X] **YES** [ ] **NO**

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 57.1

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement 0
Existing Single Family Residential Unit(s) on Exception 0
Future Single Family Residential Unit(s) on Exception
Eligible RDSOs
Approved RDSOs

HOUSING, BUILDINGS AND OTHER STRUCTURES

Structure	Ag Use	Leased	Notes
Other (Non Residence)	N	N	4 trailers for storage

TYPE OF AGRICULTURAL OPERATION ** NONE LOGGED **

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

Type	Power Lines
Description	
Affect	
Viability	
Notes	

Type	Conservation
Description	WRE
Affect	
Viability	
Notes	

Type	Conservation
Description	EQUIP
Affect	
Viability	
Notes	

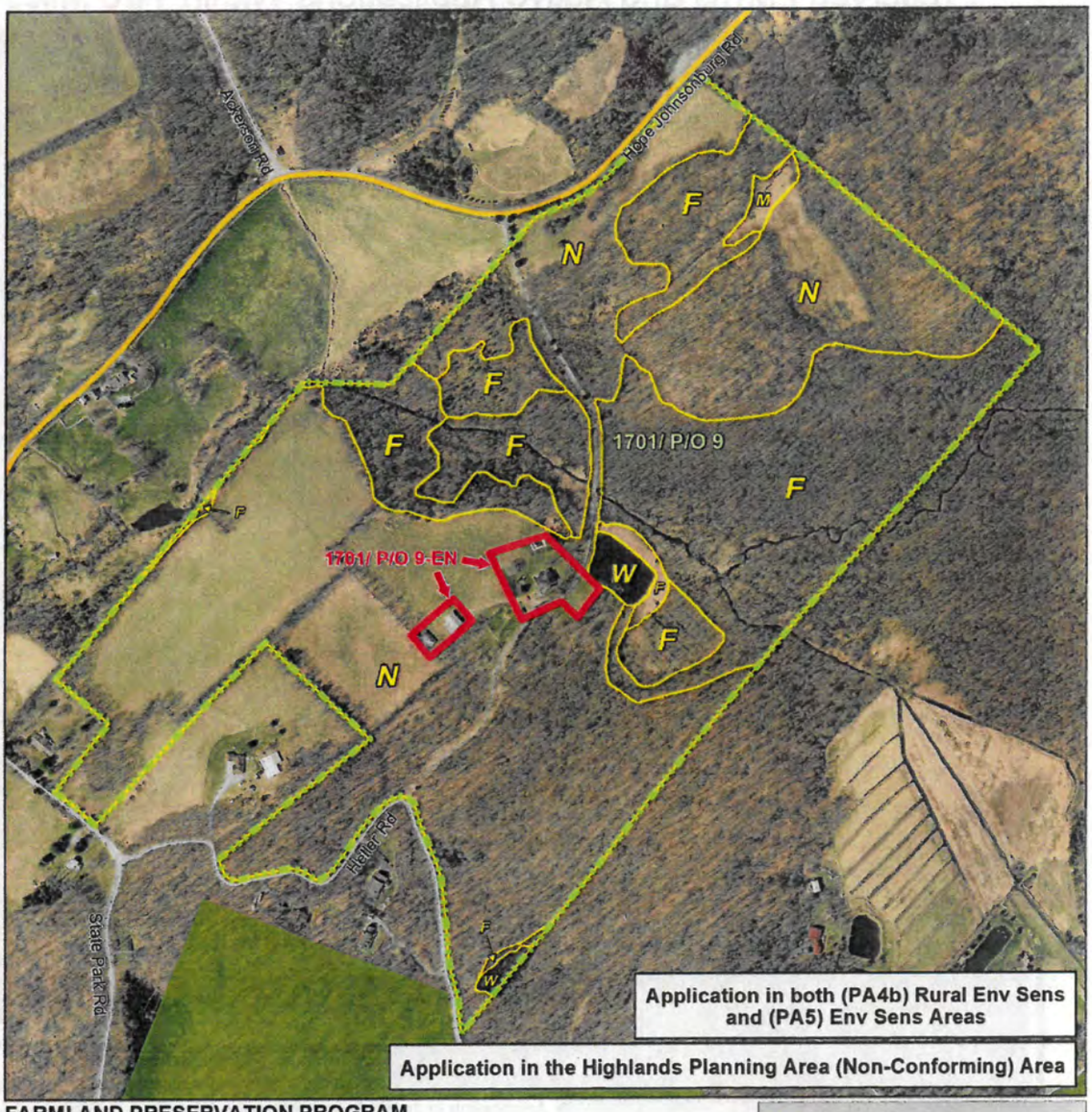
ADDITIONAL CONCERNS/NOTES:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA
(PA4) Rural

HIGHLANDS REGION	☐ **YES**	☒ **NO**
PINELANDS REGION	☐ **YES**	☒ **NO**

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Schwartz, David A. (TLCNJ FY21)
Block 1701 Lots P/O 9 (115.6 ac);
& P/O 9-EN (non-severable exceptions - 1.6 & 0.5 ac)
Gross Total = 117.7 ac
Frelinghuysen Twp., Warren County

500 250 0 500 1,000 Feet

N

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

Sources:
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Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Wetlands Data
NJ Highlands Council Data
NJOIT/OGIS 2015 Digital Aerial Image

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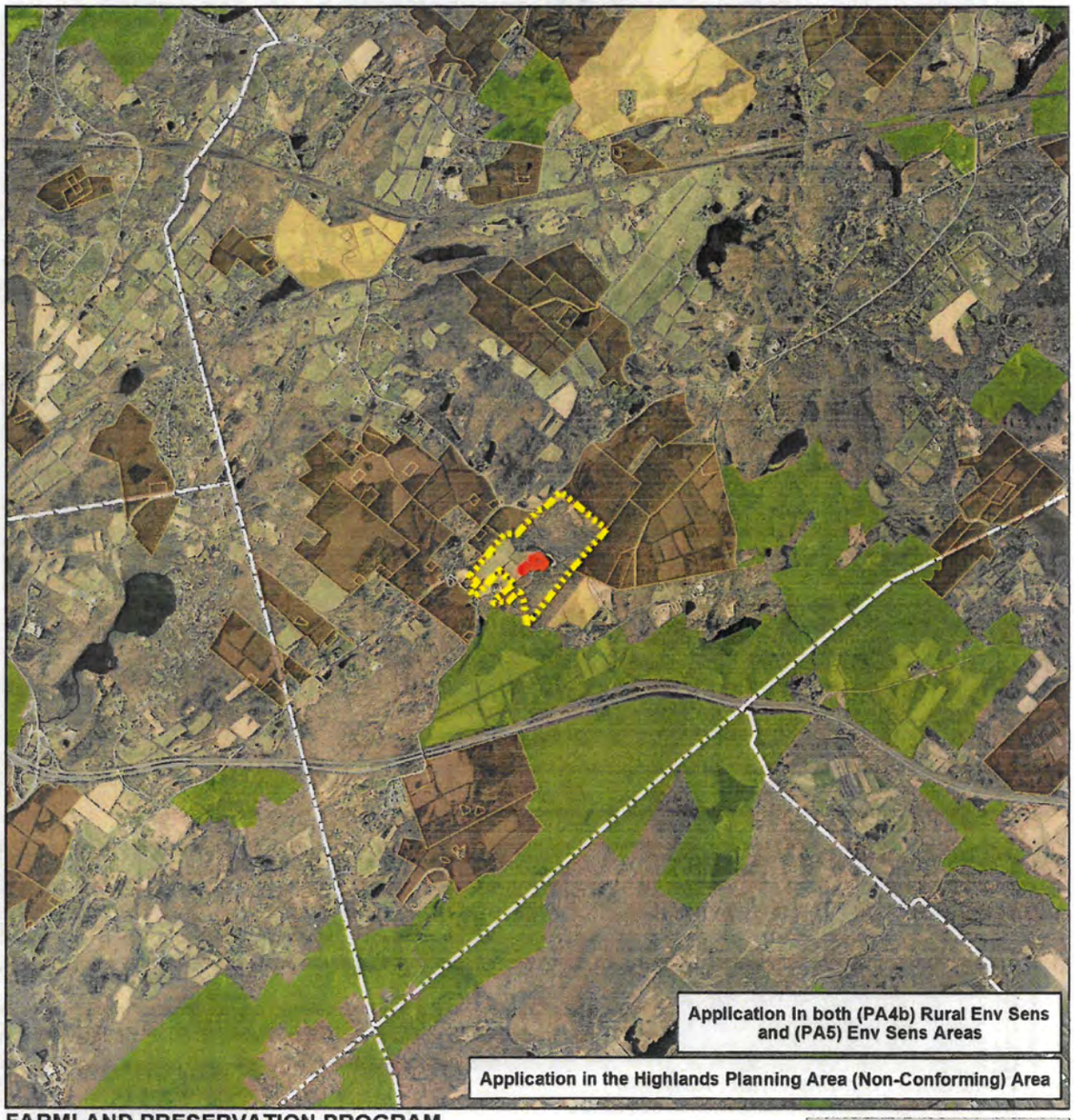
Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

May 14, 2020

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Schwartz, David A. (TLCNJ FY21)
Block 1701 Lots P/O 9 (115.6 ac);
& P/O 9-EN (non-severable exceptions - 1.6 & 0.5 ac)
Gross Total = 117.7 ac
Frelinghuysen Twp., Warren County

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

N

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

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

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

May 15, 2020

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Warren — Frelinghuysen Twp. 2106

APPLICANT Schwartz, David A. (TLCNJ FY 21) — SADC ID # 21- 0051-NP

Blocks and Lots — Gross Acres on Application 117.7

Frelinghuysen Twp. 2106 Block 1701 Lot 9 117.7 ACRES

Exceptions — Exception Acres on Application 2.1

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1.6	existing single family residence and improvements				0	0

Location: War - Frelinghuysen Twp. Block:1701 Lot:9 - Center of lot
Right to Farm Language will appear on the Deed.
The Exception is Nonseverable.
The Exception will be limited to 1 single family residential unit(s).

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
.5	Flexibility of use		exception is restricted to zero (0) single family residences		0	0

Location: War - Frelinghuysen Twp. Block:1701 Lot:9 - South of larger exception around other buildings
The Exception will be limited to 0 single family residential unit(s).
The Exception is Nonseverable.

NET ACRES — Net Acres on Application 116

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

- [ ] 24 % Tillable — 28.1 acres Tillable — [X] YES [ ] NO
- [ ] 24 % Soils Supporting Ag — 28.1 acres Supporting Ag — [X] YES [ ] NO
- [ ] Development Potential?
  - Additional Development Possible — [X] YES [ ] NO
  - Sufficient Legal Access to Property — [X] YES [ ] NO
  - Additional Development via Development Credits — [ ] YES [X] NO

SOILS:

Other	62.00%	* 0	= 0
Prime	18.00%	* .15	= 2.7
Statewide	5.00%	* .1	= .5
Unique zero	15.00%	* 0	= 0

SOILS SCORE: 3.2

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

TILLABLE SOILS:

Cropland Harvested	24.00%	* .15	= 3.6
Wetlands/Water	36.00%	* 0	= 0
Woodlands	40.00%	* 0	= 0

TILLABLE SOILS SCORE: 3.6

MINIMUM RANK SCORE [X] **YES** [ ] **NO**

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 54.89

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	1
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

HOUSING, BUILDINGS AND OTHER STRUCTURES **** NONE LOGGED ****

TYPE OF AGRICULTURAL OPERATION

Hay
General Livestock NEC Permanent pasture

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
**** NONE LOGGED ****

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

Type	Power Lines
Description	JCPL
Affect	
Viability	
Notes	

ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

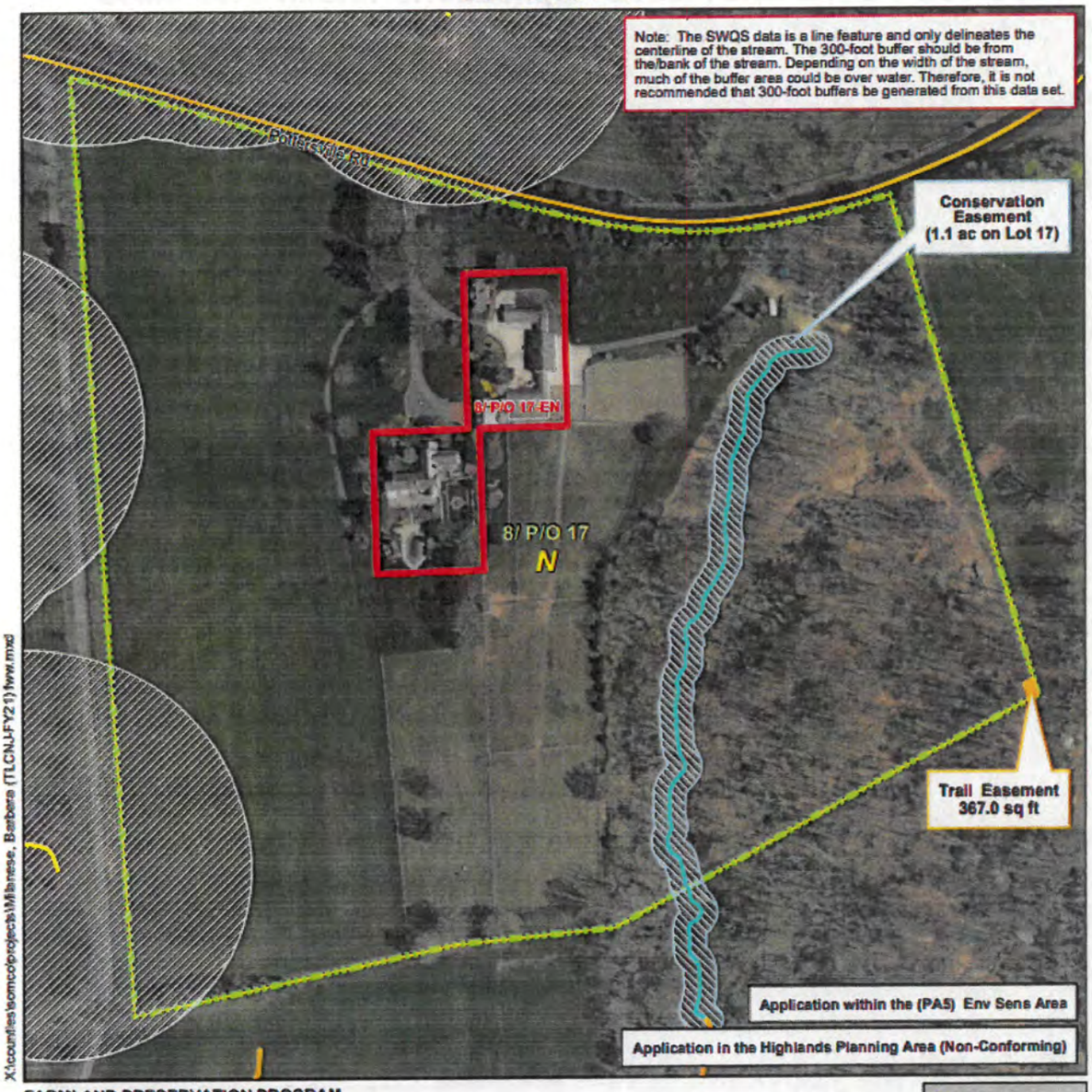
(PA4b) Rural and Environmentally Sensative
(PA5) Environmentally Sensative

HIGHLANDS REGION [X] **YES** [ ] **NO**

Highlands Planning Area
Conservation Land Use Capability Zone
Conservation Constrained Land Use Capability Zone

PINELANDS REGION [ ] **YES** [X] **NO**

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Milanese, Barbara (TLCNJ - FY 21)
Block 8 Lots P/O 17 (33.5 ac);
& P/O 17-EN (non-severable exception - 1.73 ac)
Gross Total = 35.2 ac
Bedminster Twp., Somerset County

200 100 0 200 400 Feet

Sources: NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Streams & Wetlands Data
NJ Highlands Council Data
NJOIT/OGIS 2015 Digital Aerial Image

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

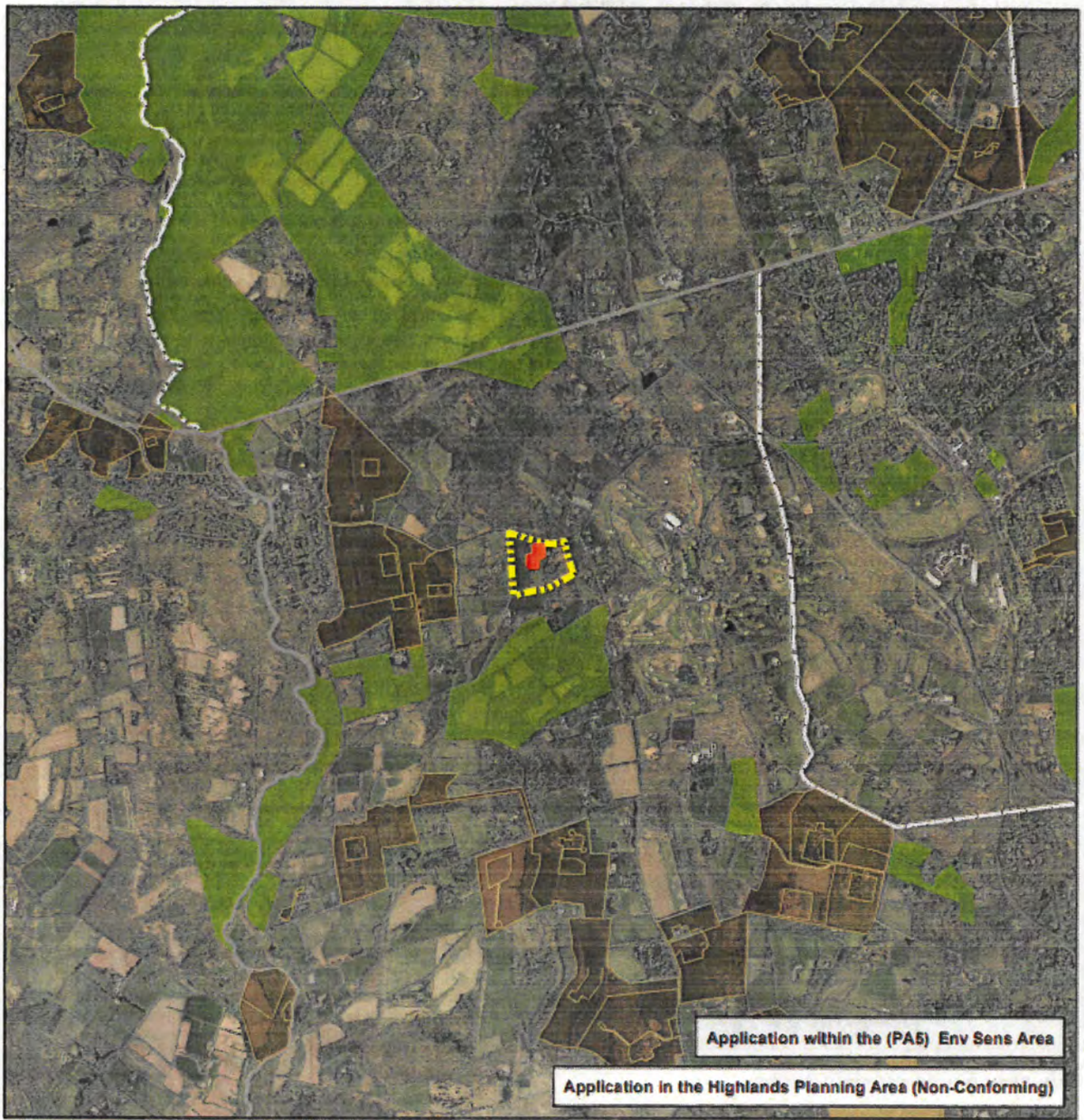
Property in Question
Exceptions
Wetlands Boundaries
Primary - Limited Access
Federal or State Hwys
County Roads
Municipal Local Roads
Stream found on Survey Map 3570 Dated 1963
Conservation Easements
Category 1 Streams
Non-Category 1 Streams
300 ft Buffer Area

N

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 30, 2020

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Milanese, Barbara (TLCNJ - FY 21)
Block 8 Lots P/O 17 (33.5 ac);
& P/O 17-EN (non-severable exception - 1.73 ac)
Gross Total = 35.2 ac
Bedminster Twp., Somerset County

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

N

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

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

May 20, 2020

NOTE:
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State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Somerset — Bedminster Twp. 1801
APPLICANT Milanese, Barbara (TLCNJ FY 21) — SADC ID # 18- 0015-NP

Blocks and Lots — Gross Acres on Application 35.2

Bedminster Twp. 1801 Block 8 Lot 17 35.2 ACRES

Exceptions — Exception Acres on Application 1.73

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1.73	Surrounding SFR and other bldgs				0	0

Location: Som - Bedminster Twp. Block:8 Lot:17 - North central area of lot around bldgs

The Exception is Nonseverable.

NET ACRES — Net Acres on Application 33

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

- [ ] 50 % Tillable — 18.7 acres Tillable — [X] YES [ ] NO
- [ ] 50 % Soils Supporting Ag — 18.7 acres Supporting Ag — [X] YES [ ] NO
- [ ] Development Potential?
  - Additional Development Possible — [X] YES [ ] NO
  - Sufficient Legal Access to Property — [X] YES [ ] NO
  - Additional Development via Development Credits — [ ] YES [X] NO

SOILS:

Other	13.00%	* 0	= 0
Prime	1.00%	* .15	= .15
Statewide	86.00%	* .1	= 8.6

SOILS SCORE: 8.75

TILLABLE SOILS:

Cropland Harvested	56.00%	* .15	= 8.4
Other	11.00%	* 0	= 0
Woodlands	33.00%	* 0	= 0

TILLABLE SOILS SCORE: 8.4

MINIMUM RANK SCORE [X] YES [ ] NO

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 54.21

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	2
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

HOUSING, BUILDINGS AND OTHER STRUCTURES ** NONE LOGGED **

TYPE OF AGRICULTURAL OPERATION

Hay
Deciduous Tree Fruit Apples

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

Type	Other
Description	367sq ft access easement
Affect	
Viability	
Notes	Trail

ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

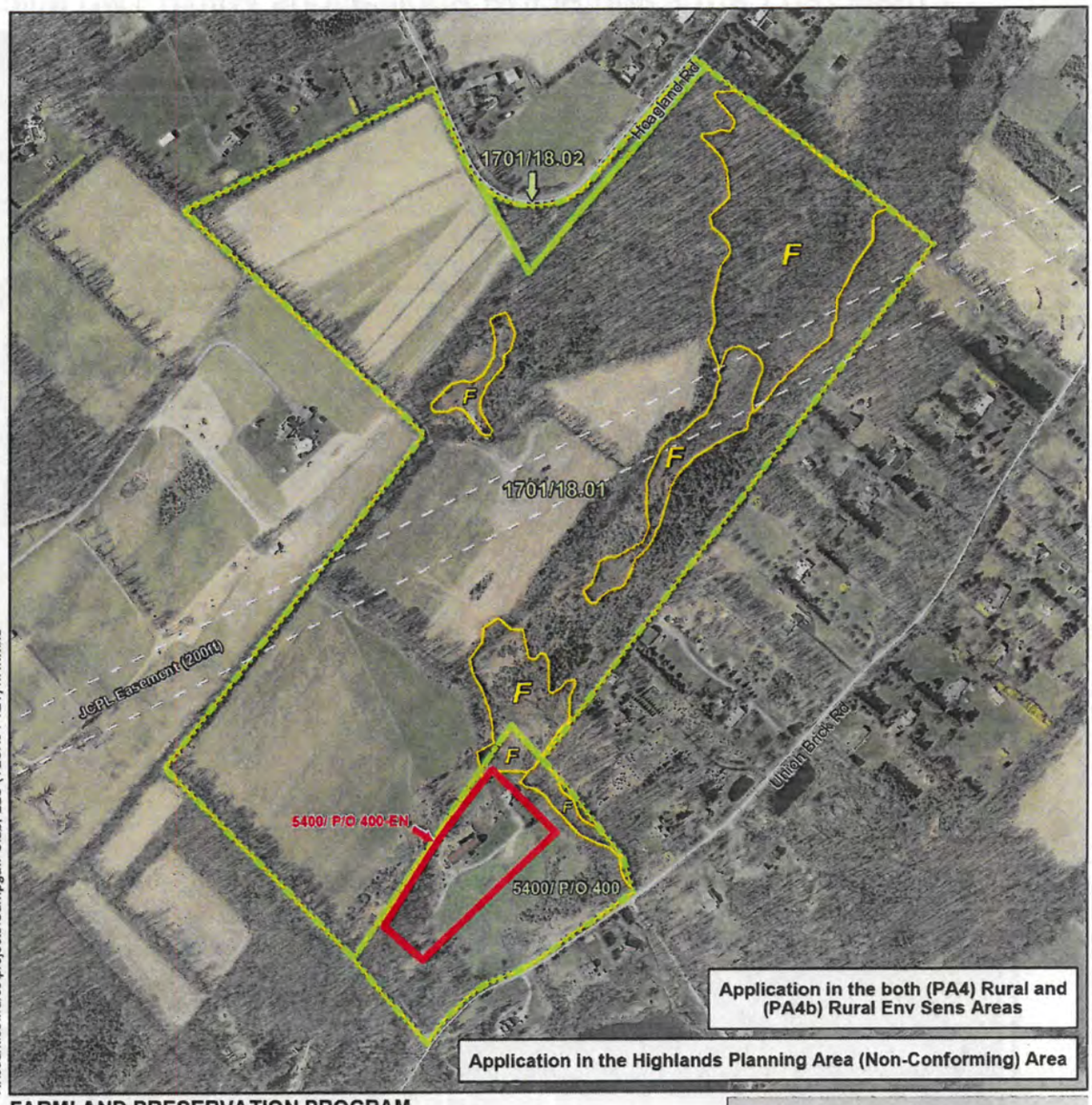
(PA5) Environmentally Sensative

HIGHLANDS REGION [X] **YES** [ ] **NO**

Highlands Planning Area
Conservation Land Use Capability Zone
Conservation Constrained Land Use Capability Zone

PINELANDS REGION [ ] **YES** [X] **NO**

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Campgaw Club, LLC (TCLNJ FY21)
Blairstown Twp. - Block 1701 Lots 18.01 (114.7 ac) & 18.02 (2.1 ac) &
Hope Twp. - Block 5400 Lots P/O 400 (10.2 ac)
& P/O 400-EN (non-severable exception - 4.8 ac)
Gross Total = 131.8 ac
Warren County

500 250 0 500 1,000 Feet

N

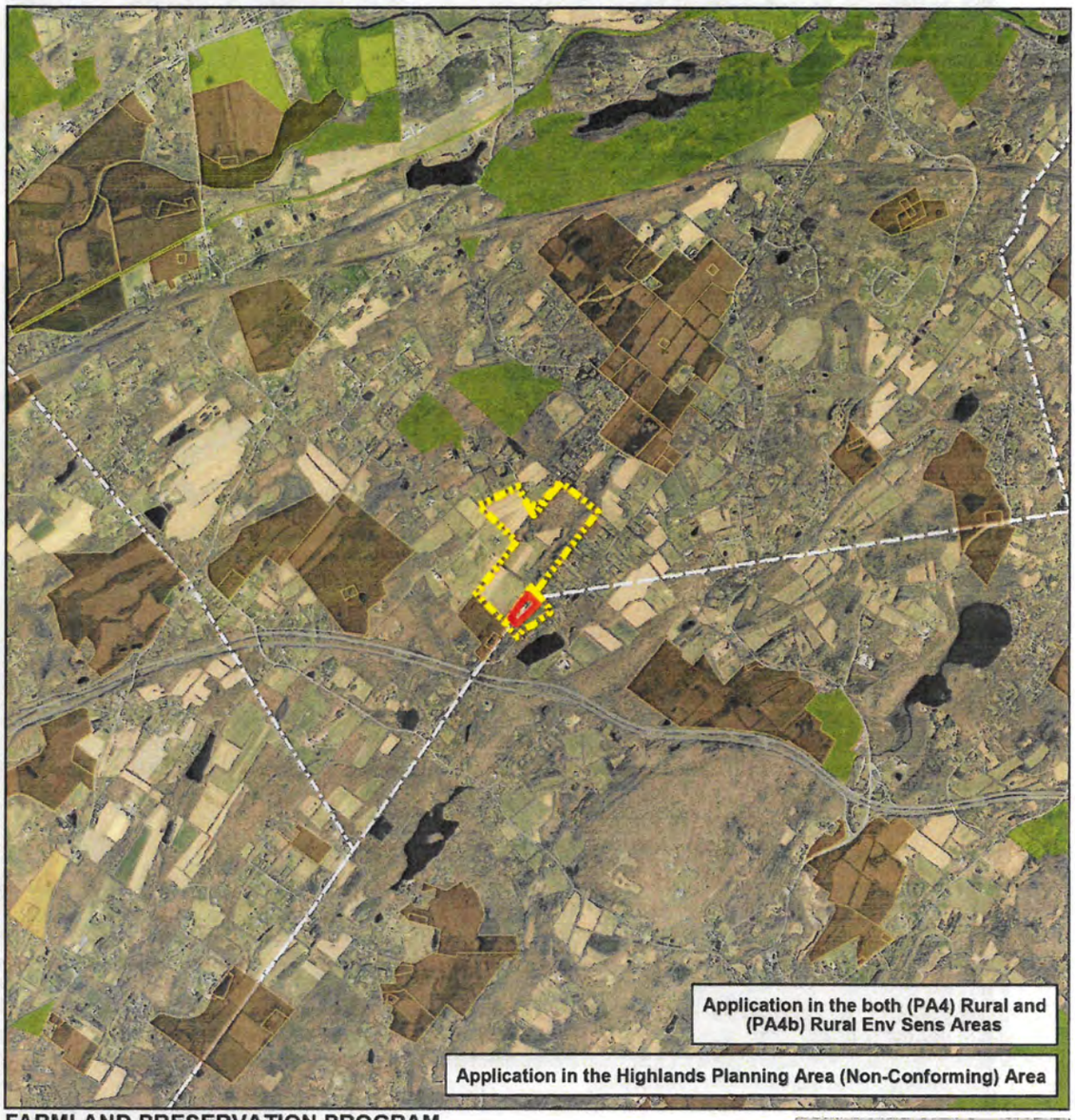
- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads

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

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 12, 2020

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Campgaw Club, LLC (TCLNJ FY21)
Blairstown Twp. - Block 1701 Lots 18.01 (114.7 ac) & 18.02 (2.1 ac) &
Hope Twp. - Block 5400 Lots P/O 400 (10.2 ac)
& P/O 400-EN (non-severable exception - 4.8 ac)
Gross Total = 131.8 ac
Warren County

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

N

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

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

May 12, 2020

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State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Warren
APPLICANT Campgaw Club LLC (TLCNJ FY 21)

Hope Twp. 2111
SADC ID # 21- 0047-NP
Gross Acres on Application 131.8

Blocks and Lots

Hope Twp.	2111	Block 5400	Lot	400	15	ACRES
Blairstown Twp.	2104	Block 1701	Lot	1801	114.7	ACRES
Blairstown Twp.	2104	Block 1701	Lot	1802	2.1	ACRES

Exception Acres on Application 4.8

Exceptions

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
4.8	Existing & future single family and improvements				0	0

Location: War - Hope Twp. Block:5400 Lot:400 - Around existing buildings
The Exception will be limited to 2 single family residential unit(s).
The Exception is Nonseverable.

Net Acres on Application 127

NET ACRES

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

- [ ] 46 % Tillable — 59 acres Tillable — [X] YES [ ] NO
- [ ] 46 % Soils Supporting Ag — 59 acres Supporting Ag — [X] YES [ ] NO
- [ ] Development Potential?
  - Additional Development Possible — [X] YES [ ] NO
  - Sufficient Legal Access to Property — [X] YES [ ] NO
  - Additional Development via Development Credits — [ ] YES [X] NO

SOILS:	Other	93.00%	* 0	= 0
	Unique zero	7.00%	* 0	= 0
				SOILS SCORE: 0
TILLABLE SOILS:	Cropland Harvested	46.00%	* .15	= 6.9
	Wetlands/Water	15.00%	* 0	= 0
	Woodlands	39.00%	* 0	= 0
				TILLABLE SOILS SCORE: 6.9

MINIMUM RANK SCORE [X] YES [ ] NO

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 52.13

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement
Existing Single Family Residential Unit(s) on Exception
Future Single Family Residential Unit(s) on Exception
Eligible RDSOs
Approved RDSOs

HOUSING, BUILDINGS AND OTHER STRUCTURES ** NONE LOGGED **

TYPE OF AGRICULTURAL OPERATION

Agriculture Production Livestock

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review

** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

Type	Power Lines
Description	
Affect	
Viability	
Notes	

ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

(PA4b) Rural and Environmentally Sensative

HIGHLANDS REGION ☐ **YES** ☒ **NO**

Highlands Planning Area
Protection Land Use Capability Zone
Highlands Agricultural Resources Area
Highlands Agricultural Priority Area

PINELANDS REGION ☐ **YES** ☒ **NO**

Wetlands

X:\counties\warco\projects\Reuter, Lisa & Erich (TLCNJ FY21 - Silver Pine) fww.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Reuter, Lisa & Erich (TLCNJ FY21 - Silver Pine)
Block 48 Lots 18.02 (15.5 ac); P/O 18 (16.0 ac)
& P/O 14-EN (non-severable exception - 1.0 ac)
Gross Total = 32.5 ac
Frelinghuysen Twp., Warren County

250 125 0 250 500 Feet

N

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

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

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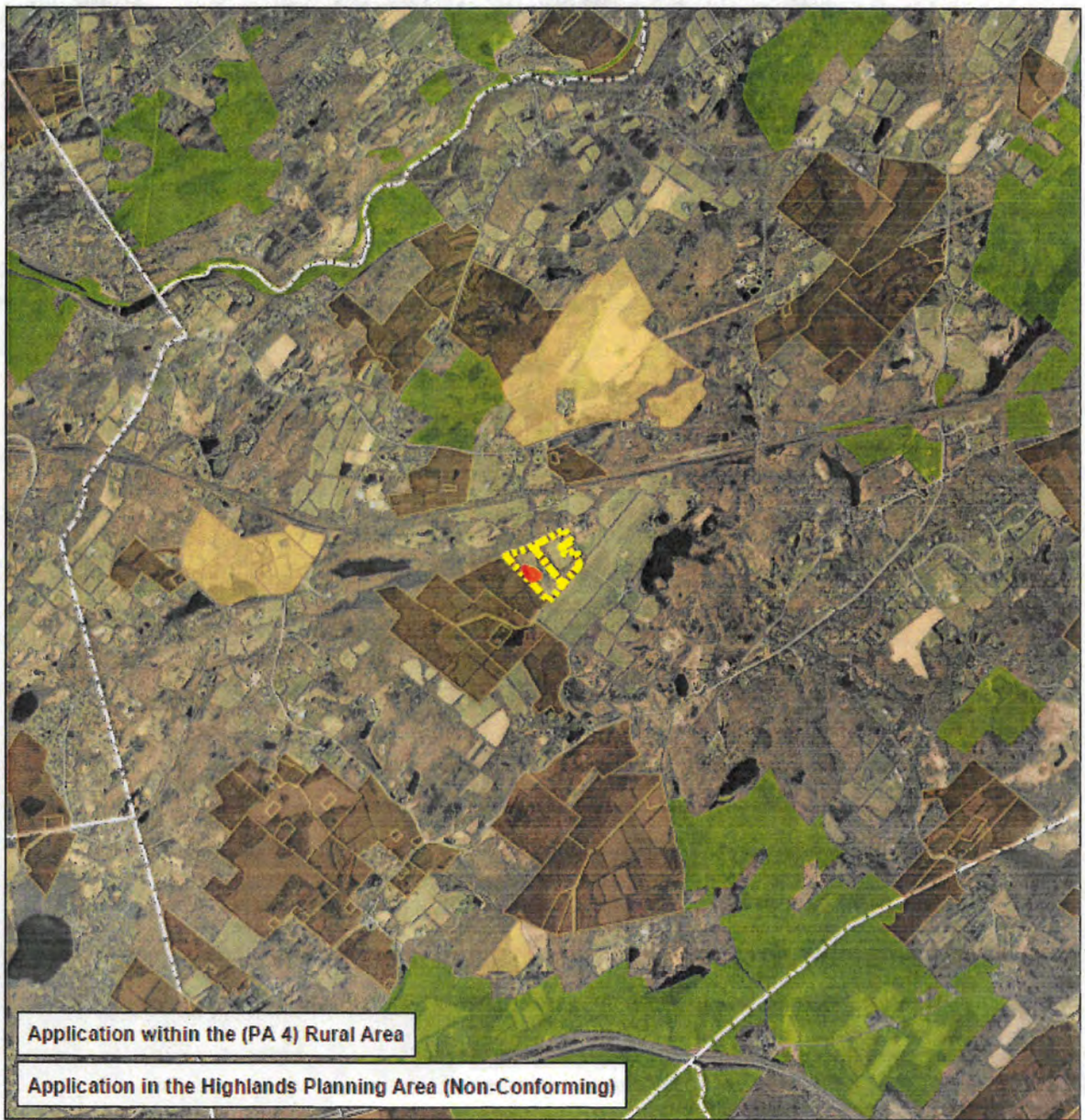
Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

May 8, 2020

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Reuter, Lisa & Erich (TLCNJ FY21 - Silver Pine)
Block 48 Lots 18.02 (15.5 ac); P/O 18 (16.0 ac)
& P/O 14-EN (non-severable exception - 1.0 ac)
Gross Total = 32.5 ac
Frelinghuysen Twp., Warren County

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

N

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

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

May 8, 2020

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Warren — Frelinghuysen Twp. 2106

APPLICANT Reuter, Lisa & Erich (TLCNJ FY 21) — SADC ID # 21- 0049-NP

Gross Acres on Application 32.5

Blocks and Lots

Frelinghuysen Twp.	2106	Block 46	Lot	18	17	ACRES
Frelinghuysen Twp.	2106	Block 48	Lot	18.02	15.5	ACRES

Exceptions — Exception Acres on Application 1

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Existing single family residence and improvements				0	0

Location: War - Frelinghuysen Twp. Block:48 Lot:18 -
Right to Farm Language will appear on the Deed.
The Exception is Nonseverable.
The Exception will be limited to 1 single family residential unit(s).

NET ACRES — Net Acres on Application 32

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

- [ ] 54 % Tillable — 17.1 acres Tillable — [X] YES [ ] NO
- [ ] 54 % Soils Supporting Ag — 17.1 acres Supporting Ag — [X] YES [ ] NO
- [ ] Development Potential?
  - Additional Development Possible — [X] YES [ ] NO
  - Sufficient Legal Access to Property — [X] YES [ ] NO
  - Additional Development via Development Credits — [ ] YES [X] NO

SOILS:	Other	100.00%	* 0	= 0
				SOILS SCORE: 0
TILLABLE SOILS:	Cropland Harvested	54.00%	* .15	= 8.1
	Wetlands/Water	28.00%	* 0	= 0
	Woodlands	18.00%	* 0	= 0
				TILLABLE SOILS SCORE: 8.1

MINIMUM RANK SCORE [X] YES [ ] NO

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 51.1

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	1
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

HOUSING, BUILDINGS AND OTHER STRUCTURES ** NONE LOGGED **

TYPE OF AGRICULTURAL OPERATION

Hay
Timber Tracts Cord Wood

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review
** NONE LOGGED **

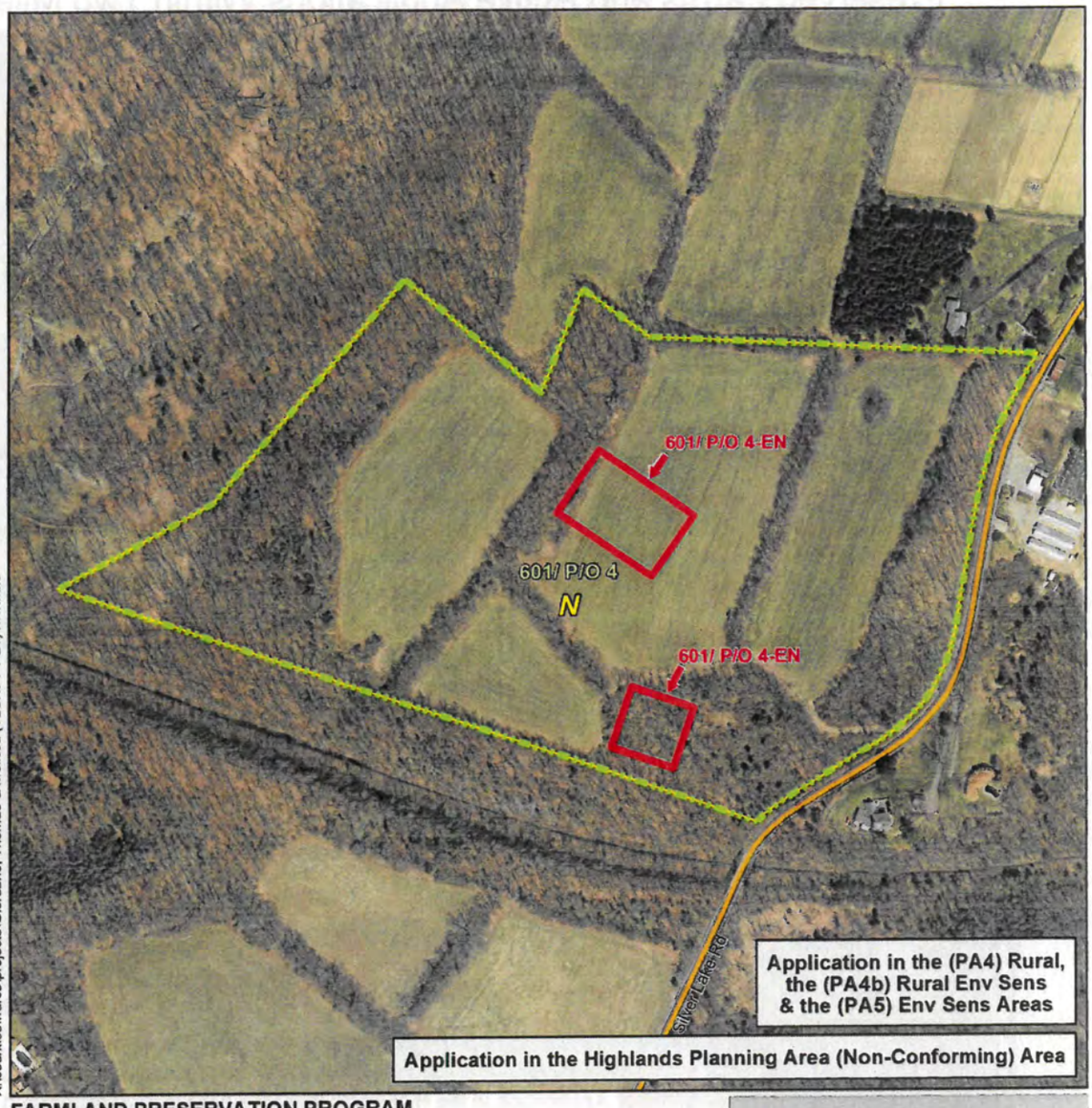
ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA
(PA4) Rural

HIGHLANDS REGION [X] **YES** [ ] **NO**
Highlands Planning Area
Conservation Land Use Capability Zone
Conservation Constrained Land Use Capability Zone

PINELANDS REGION [ ] **YES** [X] **NO**

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Giordano, Thomas & Melissa (TLCNJ FY 21)
Block 601 Lots P/O 4 (34.8 ac); &
P/O 4-EN (non-severable exceptions - 1.0 ac & 0.5 ac)
Gross Total = 36.3 ac
Frelinghuysen Twp., Warren County

250 125 0 250 500 Feet

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

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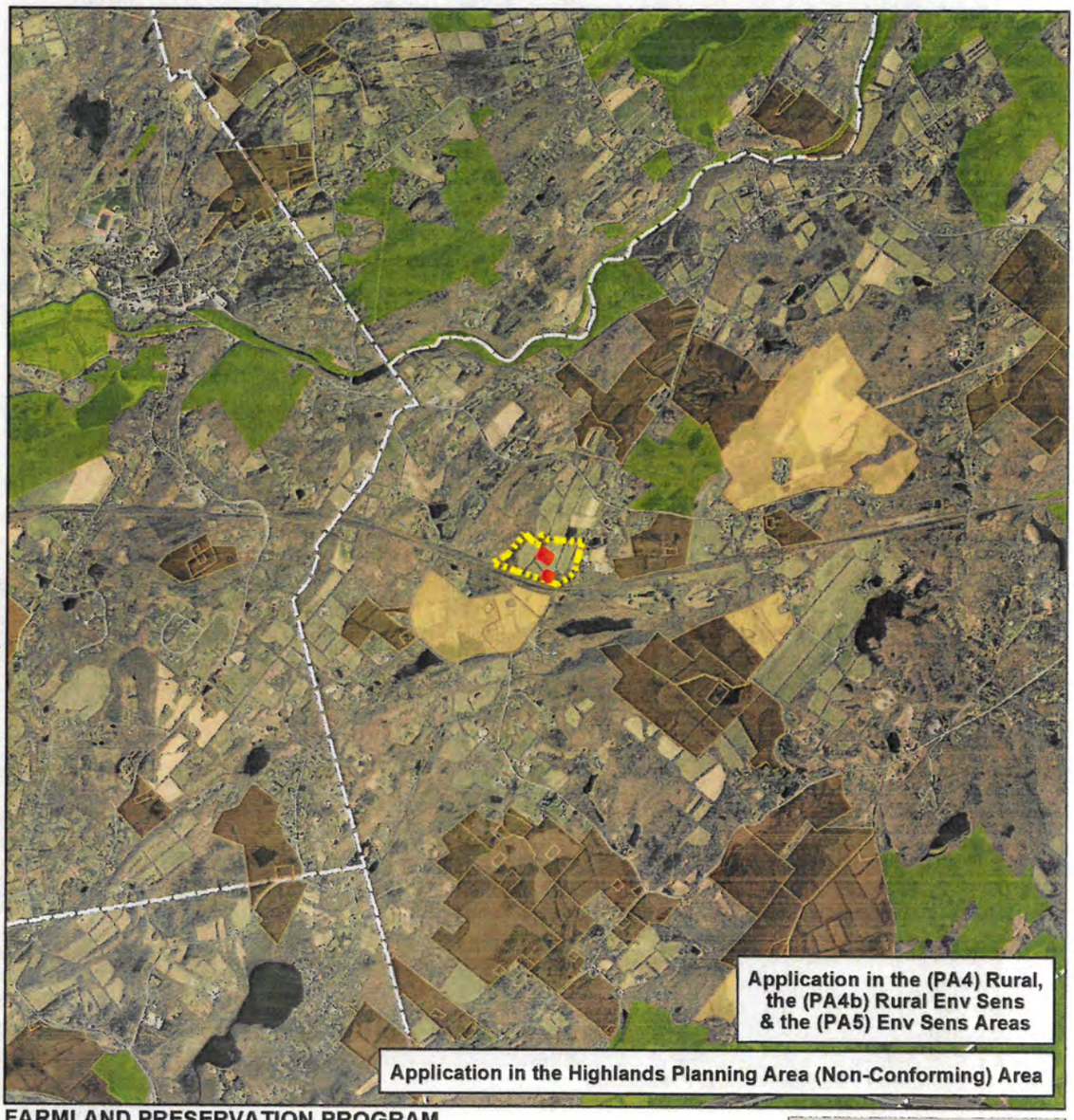
N

- Property In Question
- EN - (Non-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

June 4, 2020

Preserved Farms and Active Applications Within Two Miles



X:\counties\warco\projects\Giordano, Thomas & Melissa (TLCNJ FY 21) 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Giordano, Thomas & Melissa (TLCNJ FY 21)
Block 601 Lots P/O 4 (34.8 ac); &
P/O 4-EN (non-severable exceptions - 1.0 ac & 0.5 ac)
Gross Total = 36.3 ac
Frelinghuysen Twp., Warren County

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

N

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

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

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

June 4, 2020

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF Warren
APPLICANT Giordano, Thomas & Melissa (TLCNJ FY 21)

Frelinghuysen Twp. 2106
SADC ID # 21- 0048-NP
Gross Acres on Application 36.3

Blocks and Lots

Frelinghuysen Twp. 2106 Block 601 Lot 4 36.3 ACRES

Exception Acres on Application 1.5

Exceptions

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Future Single Family Residence				0	0

Location: War - Frelinghuysen Twp. Block:601 Lot:4 - In the Northern central area of lot
The Exception will be limited to 1 single family residential unit(s).
The Exception is Nonseverable.

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
.5	Future Single Family Residence				0	0

Location: War - Frelinghuysen Twp. Block:601 Lot:4 - along the Southeastern edge of lot

The Exception is Nonseverable.

NET ACRES Net Acres on Application 35

RESTRICTIONS / CONDITIONS **NONE**

APPLICATION ELIGIBILITY [X] YES [ ] NO

MINIMUM ELIGIBILITY CRITERIA [X] YES [ ] NO

- [ ] 57 % Tillable 19.9 acres Tillable [X] YES [ ] NO
- [ ] 57 % Soils Supporting Ag 19.9 acres Supporting Ag [X] YES [ ] NO
- [ ] Development Potential?
  - Additional Development Possible [X] YES [ ] NO
  - Sufficient Legal Access to Property [X] YES [ ] NO
  - Additional Development via Development Credits [ ] YES [X] NO

SOILS: Other 100.00% * 0 = 0

SOILS SCORE: 0

TILLABLE SOILS: Cropland Harvested 57.00% * .15 = 8.55
Woodlands 43.00% * 0 = 0

TILLABLE SOILS SCORE: 8.55

MINIMUM RANK SCORE [X] YES [ ] NO

County's Average Score on Record
70% County's Average Rank Score
Quality Score of Application as determined by SADC 48.16

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
Information subject to change/update as Application Proceeds to Final Approval and Closing

HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	0
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

HOUSING, BUILDINGS AND OTHER STRUCTURES **** NONE LOGGED ****

TYPE OF AGRICULTURAL OPERATION

Hay

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
**** NONE LOGGED ****

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

Type	Power Lines
Description	
Affect	
Visibility	
Notes	

ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

(PA4) Rural
(PA4b) Rural and Environmentally Sensative
(PA5) Environmentally Sensative

HIGHLANDS REGION [X] **YES** [ ] **NO**

Highlands Planning Area
Conservation Constrained Land Use Capability Zone

PINELANDS REGION [ ] **YES** [X] **NO**

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2021R9(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO SALEM COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Stimpson, Donald ("Owner")
SADC ID#17-0221-PG
Upper Pittsgrove Township, Salem County
N.J.A.C. 2:76-17 et seq.

SEPTEMBER 24, 2020

WHEREAS, on July 15, 2019, it was determined that the application for the sale of a development easement for the subject farm identified as Block 42, Lot 8, and Block 43, Lot 4, Upper Pittsgrove Township, Salem County, totaling approximately 39.86 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

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

WHEREAS, the targeted Property is located in the County's #1 Project Area; and

WHEREAS, the Property includes no exception areas, resulting in approximately 39.86 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:
1) One (1) existing single-family residential unit
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

WHEREAS, there is one dilapidated and uninhabitable former residence on the Premises that is only used for storage. This residence will not be considered an existing single-family residence on the farm to be preserved. The structure may be demolished or utilized for agricultural uses, but cannot be renovated or relocated on the Premises for residential purposes; and

WHEREAS, at the time of application, the Premises was in Christmas tree production; and

WHEREAS, the Property has a quality score of 73.22 which exceeds 48, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 27, 2020, the SADC certified a development easement value of $7,100 per acre based on zoning and environmental regulations in place as of the current valuation date November 19, 2019; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of $7,100 per acre for the development easement for the Premises; and

WHEREAS, on April 22, 2020, 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 July 21, 2020, the Upper Pittsgrove 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 April 22, 2020, the Salem County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on May 6, 2020, the Salem County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for $2,650 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, 41.06 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 41.06 acres):

	Total	Per/acre
SADC	$182,717	($4,450/acre)
County	$108,809	($2,650/acre)
Total Easement Purchase	$291,526	($7,100/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting $182,717 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 the County for the purchase of a development easement on the Premises, comprising approximately 41.06 net easement acres, at a State cost share of $4,450 per acre, (62.68% of certified easement value and purchase price), for a total grant of approximately $182,717 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 Premises 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.

8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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

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

___9/24/2020_____
Date

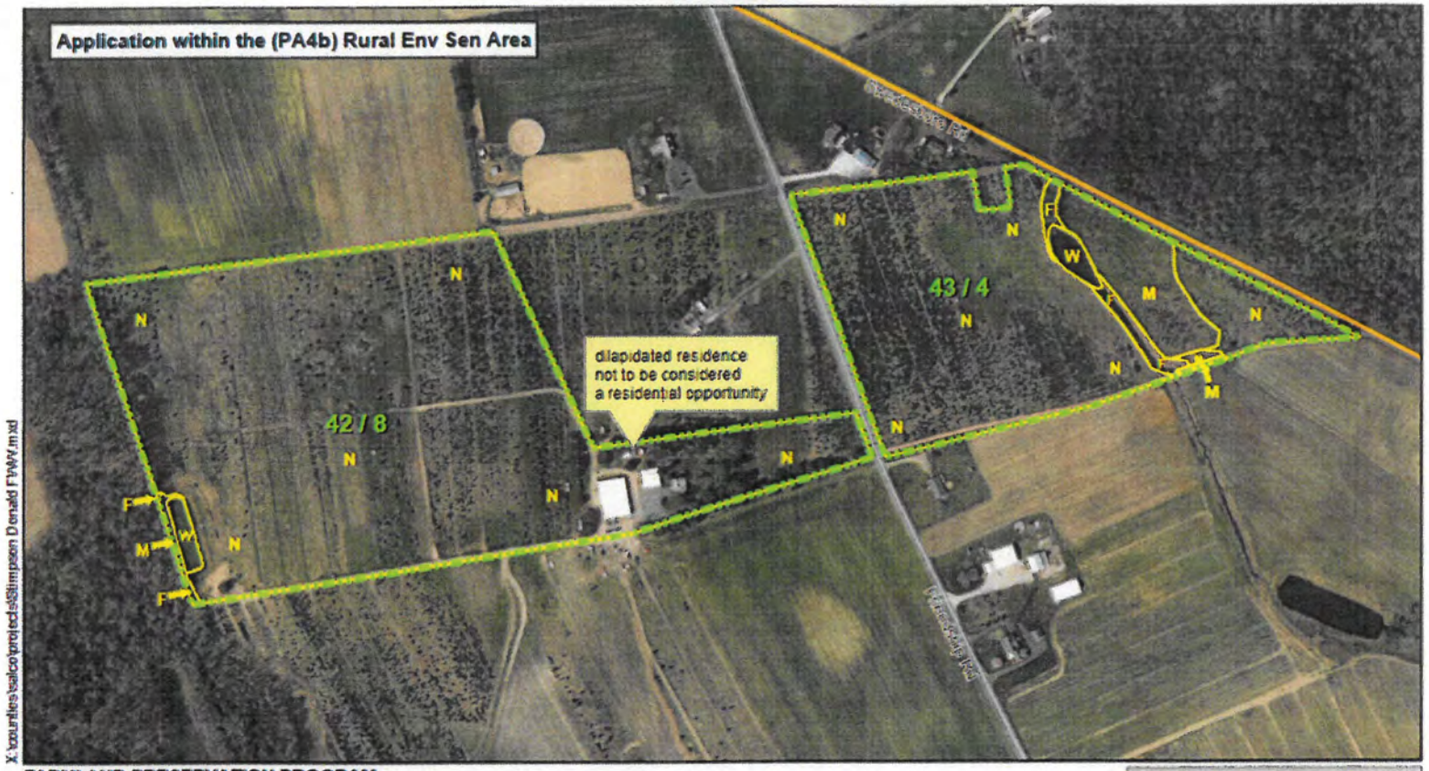
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	ABSENT
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Schedule A

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stimpson, Donald
Block 42 Lot 8 (25.35 ac)
Block 43 Lot 4 (14.51 ac)
Gross Total - 39.86 ac
Upper Pittsgrove Twp. Salem County

500 250 0 500 1,000 Feet

N

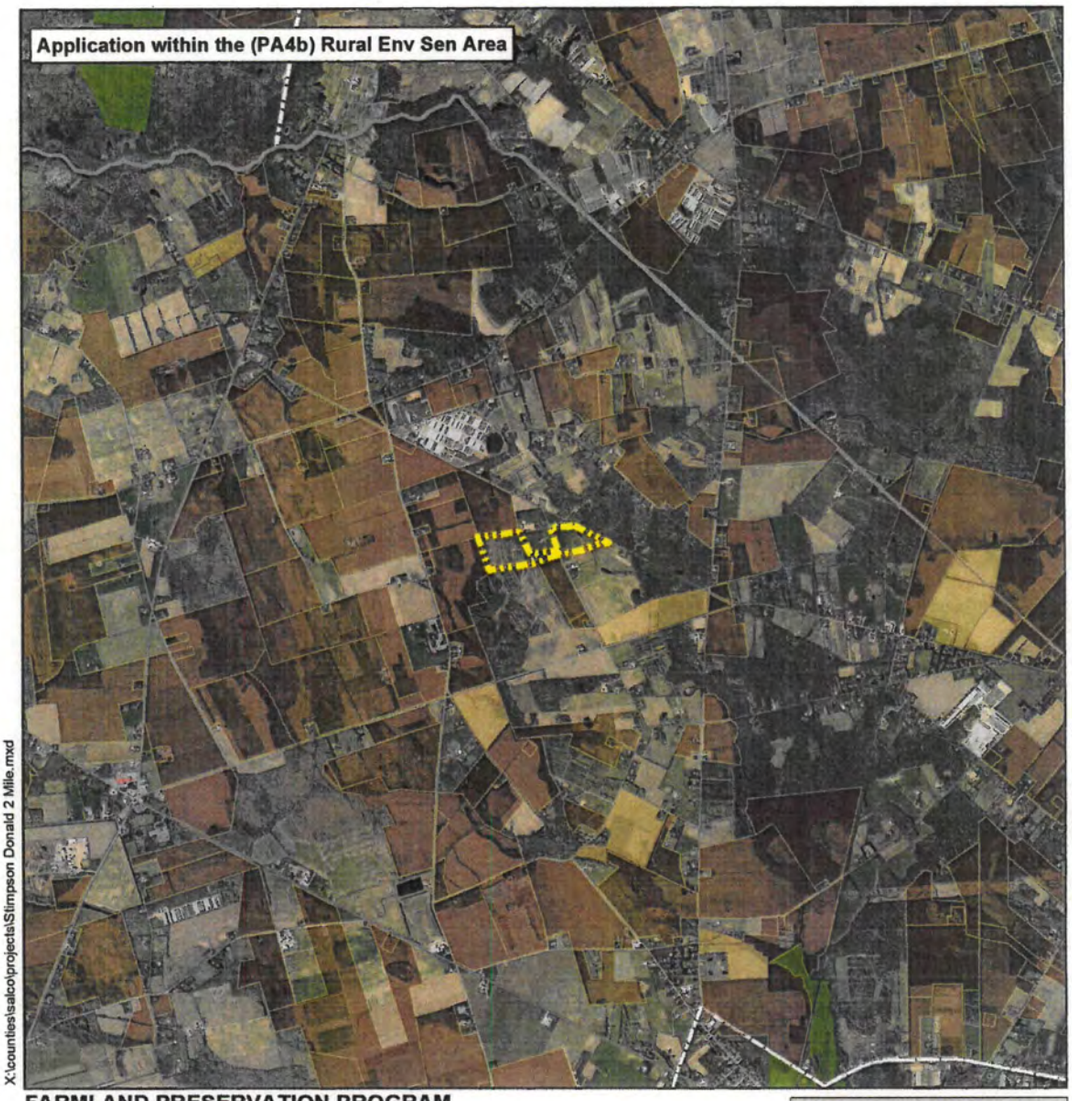
- Property In Question
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

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

June 17, 2019

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stimpson, Donald
Block 42 Lot 8 (25.35 ac)
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Gross Total - 39.86 ac
Upper Pittsgrove Twp. Salem County

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N

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

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June. 17, 2019

							SADC		Federal Grant		Base Grant				Competitive Funds							
											Fiscal Year 09			617,339.97	Maximum Grant			Fund Balance				
											Fiscal Year 11			1,500,000.00	Fiscal Year 11		3,000,000.00	Fiscal Year 11				0.00
											Fiscal Year 13			500,000.00	Fiscal Year 13		5,000,000.00	Fiscal Year 13				0.00
											Fiscal Year 17			1,000,000.00	Fiscal Year 17		5,000,000.00	Fiscal Year 17				2,570,575.69
											-			-	Fiscal Year 18		2,000,000.00	Fiscal Year 18				7,054,514.89
											Fiscal Year 20			2,000,000.00	Fiscal Year 20		2,000,000.00	Fiscal Year 20				10,000,000.00
SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														5,617,339.97								
17-0123-PG	Greco	Pittsgrove	313.4310	313.3210	5,100.00	3,450.00	1,597,937.10	1,080,957.45			1,122,906.00	1,080,957.45	1,080,957.45	4,536,382.52								
17-0121-PG	Prestige World Wide	Alloway	51.3530	51.3172	7,100.00	4,450.00	364,352.12	228,361.54			242,925.50	228,361.54	228,361.54	4,308,020.98								
17-0122-PG	Dunham	Mannington	38.4830	38.1450	5,700.00	3,750.00	217,426.50	143,043.75			146,775.00	143,043.75	143,043.75	4,164,977.23								
17-0125-PG	Mahoney	Mannington	28.8220	28.6910	5,300.00	3,550.00	152,062.30	101,853.05			106,038.50	101,853.05	101,853.05	4,063,124.18								
17-0110-PG	Moore	Mannington	145.7460	145.7460	5,050.00	3,425.00	756,217.30	512,880.05	498,292.54	254,955.29	511,523.75	257,924.76	257,924.76	3,805,199.42								
17-0134-PG	Dubois Props., LLC	Pittsgrove	31.2230	31.2230	7,900.00	4,850.00	246,661.70	151,431.55			149,865.00	151,431.55	151,431.55	3,653,767.87								
17-0127-PG	Brown	Upper Pittsgrove	58.2580	58.2580	5,350.00	3,575.00	311,680.30	208,272.35			213,570.50	208,272.35	208,272.35	3,445,495.52								
17-0135-PG	Fogg, Harris, Allen	Quinton	33.5790	33.5790	3,500.00	2,500.00	117,526.50	83,947.50			87,550.00	83,947.50	83,947.50	3,361,548.02								
17-0124-PG	Eckert, Hebert & Rowena	Elsinboro	46.6520	46.6520	2,100.00	1,570.00	97,969.20	73,243.64			71,843.20	73,253.06	73,253.06	3,288,294.96								
17-0133-PG	Harris	Quinton	49.3170	49.3170	3,500.00	2,500.00	172,609.50	123,292.50			123,292.50	123,292.50	123,292.50	3,165,002.46								
17-0146-PG	Basile	Upper Pittsgrove	25.4830	25.4830	6,500.00	4,150.00	165,639.50	105,754.45			106,962.50	105,754.45	105,754.45	3,059,248.01								
17-0151-PG	Davis, Betty	Upper Pittsgrove	42.0030	42.0030	5,100.00	3,450.00	214,215.30	144,910.35			59,248.01	59,248.01	59,248.01	3,000,000.00	89,998.99	89,998.99	85,662.34		4,914,337.66			
17-0157-PG	Bishop, Kevin & Jessica	Upper Pittsgrove	30.5970	30.5970	4,500.00	3,100.00	137,686.50	94,850.70							98,983.00	94,850.70	94,850.70	2,930,984.77	4,888,502.19			
17-0163-PG	DuBois, Christian	Pittsgrove	29.7820	29.7820	7,900.00	4,850.00	235,277.80	144,442.70							151,077.50	144,442.70	144,442.70		4,744,059.49			
17-0161-PG	Harrell, Robert T. & George K.	Upper Pittsgrove	89.2900	89.2900	5,600.00	2,555.61	500,024.00	228,189.98	271,834.02	102,183.02					360,528.00	228,189.98	228,189.98		4,515,869.51			
17-0164-PG	Sloat, Edward W. & Robert K.	Mannington	49.8900	49.8900	5,100.00	3,450.00	254,439.00	172,120.50							179,814.00	172,120.50	172,120.50		4,343,749.01			
17-0166-PG	Brooks, Michael N.	Upper Pittsgrove/Pittsgrove	65.4410	65.4410	3,400.00	1,150.95	222,499.40	75,319.00	147,180.40	84,357.02					111,249.70	75,319.00	75,319.00		4,268,430.01			
17-0165-PG	Moffett, James E. & Patricia M.	Upper Pittsgrove/Pilesgrove	46.0300	46.0300	5,400.00	3,600.00	248,562.00	165,708.00							167,976.00	165,708.00	165,708.00		4,102,722.01			
17-0160-PG	Brown, Steven R. & Timothy G.	Upper Pittsgrove	48.2390	48.2390	3,300.00	2,380.00	159,188.70	114,808.82							117,274.50	114,808.82		2,909,331.85	4,009,566.11			
17-0168-PG	Catalano, Joanne J.	Mannington	198.0900	196.6110	4,350.00	3,010.00	858,771.77	388,134.69	470,637.08	200,664.42	400,707.75	388,134.69	388,134.69	2,611,865.31						5,000,000.00		
17-0169-PG	E&A Farms (Williams)	Quinton	92.9240	81.9300	3,950.00	1,948.99	323,623.50	159,681.16	163,942.34	67,264.94	158,588.00	159,681.16	159,681.16	2,452,184.15								
17-0182-PG	Tice, Barry and Joanne	Upper Pittsgrove	40.7350	40.7350	5,500.00	3,650.00	224,042.50	148,682.75			153,373.00	148,682.75	148,682.75	2,303,501.40								
17-0179-PG	Sorbello, Frank & Thomas	Pilesgrove	94.3980	94.3980	6,800.00	2,091.69	566,388.00	197,451.07	368,936.93	178,701.13	204,771.00	197,451.07	197,451.07	2,106,050.33								
17-0190-PG	Dare, Carolyn B.	Upper Pittsgrove	20.9460	20.9460	7,200.00	4,500.00	150,811.20	94,257.00			94,257.00	94,257.00	94,257.00	2,011,793.33								
17-0206-PG	Kelly, Dennis J. Sr. (E&D Farm)	Pilesgrove	83.9230	83.9230	7,260.00	3,510.00	609,280.98	294,569.48	314,711.50	57,907.12	4,473.40	4,473.40	4,473.40	2,007,319.93	290,096.08	290,096.08	290,096.08			4,709,903.92		
17-0186-PG	Harris, Howard Grant & Elizabeth	Pilesgrove	79.2980	79.2980	6,250.00	3,125.77	495,612.50	247,867.50	247,745.00	71,306.95					259,125.00	247,867.50	247,867.50			4,462,036.42		
17-0194-PG	Moore, John J. & Lori A.	Mannington	66.9280	66.9280	5,200.00	3,500.00	348,025.60	234,248.00			7,319.93	7,319.93	7,319.93	2,000,000.00	226,928.07	226,928.07	226,928.07			4,235,108.35		
17-0195-PG	Melchert, Richard H. (Lot 4)	Upper Pittsgrove	77.1580	77.0630	7,600.00	4,700.00	585,678.80	362,196.10							374,214.00	362,196.10	362,196.10			3,872,912.25		
17-0199-PG	Ayars, Joseph P. (Lot 1)	Elsinboro	49.6360	49.6360	3,500.00	1,549.99	173,726.00	76,935.50	96,790.50	47,154.50					91,560.00	57,908.67	57,908.67			3,815,003.58		
17-0205-PG	Schaeffer, David L.	Pilesgrove	80.6850	80.6850	7,950.00	3,697.33	641,445.75	298,318.75	343,127.00	95,020.63					321,039.17	298,318.75	298,318.75			3,516,684.83		
17-0207-PG	Morda, Mary Louise	Pilesgrove	84.2270	84.2270	8,350.00	4,173.80	703,295.45	351,546.45	351,749.00	75,905.58					351,647.73	351,546.45	351,546.45			3,165,138.38		
17-0209-PG	Vittori, Joel L. & Faith C.	Mannington	79.3000	79.1000	5,100.00	3,450.00	403,410.00	272,895.00							288,116.40	272,895.00	272,895.00			2,892,243.38		
17-0210-PG	Johnson, Ralph E. & Jill Marie	Mannington and Quinton	43.6940	43.6940	5,600.00	3,700.00	244,686.40	161,667.80							174,924.90	161,667.80				2,730,575.58		
17-0204-PG	Duffy, Diane Carol & Paul Charles (L 16.04)	Mannington	58.2160	58.2160	5,100.00	2,350.00	296,901.60	136,807.60	160,094.00	64,037.60					143,051.80	136,807.60	136,807.60			2,593,767.98		
17-0223-PG	Dare, Dennis & Nancy	Upper Pittsgrove	70.9000	73.0300	5,300.00	3,550.00	387,059.00	259,256.50			259,256.50			1,740,743.50								
17-0221-PG	Stimpson, Donald	Upper Pittsgrove	39.8600	41.0600	7,100.00	4,450.00	291,526.00	182,717.00			182,717.00			1,558,026.50								
Closed	32		2,265.8450	2,272.4612			12,393,799.67	7,102,170.11	3,435,940.31	1,294,458.20												
Encumbered	4		202.6930	206.0230			1,082,460.10	718,450.12	-	-												
									Encumber/Expended FY09		-	-	617,339.97	-								
									Encumber/Expended FY11		-	-	1,500,000.00	-	-	21,652.92	69,015.23	2,909,331.85				
									Encumber/Expended FY13		-	-	500,000.00	-	-	93,155.90	897,277.99		4,009,566.11			
									Encumber/Expended FY17		-	-	1,000,000.00	-	-	161,667.80	2,244,564.22			2,593,767.98		
									Encumber/Expended FY18						-	-	-				2,000,000.00	
									Encumber/Expended FY20		451,973.50	-	-	1,558,026.50	-	-	-					2,000,000.00
									Total					1,558,026.50				2,909,331.85	4,009,566.11	2,593,767.98	2,000,000.00	2,000,000.00

Schedule B

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Stimpson, Donald
17- 0221-PG
County PIG Program
40 Acres

Block 42	Lot 8	Upper Pittsgrove Twp. Salem County
Block 43	Lot 4	Upper Pittsgrove Twp. Salem County

SOILS:

Local	1% *	.05	=	.05
Prime	76% *	.15	=	11.40
Statewide	23% *	.1	=	2.30

SOIL SCORE: 13.75

TILLABLE SOILS:

Cropland Harvested	100% *	.15	=	15.00

TILLABLE SOILS SCORE: 15.00

FARM 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: No Exceptions Requested
   c. Additional Restrictions:
      1. There is one dilapidated, uninhabitable former residence on the property that we¿ve been informed is used for storage only. This residence will not be considered an existing single family residence on the farm to be preserved. The structure may be demolished or utilized for agricultural uses, but cannot it may not be renovated or relocated on the preserved land.
   d. Additional Conditions: No Additional Conditions
   e. Dwelling Units on Premises:
      Standard Single Family
   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 FY2021R9(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO BURLINGTON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Allen, Edward W. (Pointville) ("Owner")
SADC ID# 03-0434-PG
Pemberton Township, Burlington County
N.J.A.C. 2:76-17 et seq.

SEPTEMBER 24, 2020

WHEREAS, on September 17, 2019 it was determined that the application for the sale of a development easement for the subject farm identified as Block 812, Lot 5.05, Pemberton Township, Burlington County, totaling approximately 30 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

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

WHEREAS, the targeted Property is located in the County's East Project Area and in the Pinelands Agricultural Production Area; and

WHEREAS, the original application included one (1) approximately 2-acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses; and

WHEREAS, in preparation for final approval, the landowner requested to relocate and reduce the size of the non-severable exception area to 1.7 acres resulting in approximately 28.3 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, it is the opinion of the SADC staff Review Appraiser that this change does not impact the SADC certified value; and

WHEREAS, the non-severable exception area:
1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one (1) future single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the portion of the Premises outside the exception area includes:
1) Zero (0) housing opportunities
2) Zero (0) Residual Dwelling Site Opportunities (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

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

WHEREAS, the Property has a quality score of 66.78 which exceeds 48, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and; and

WHEREAS, the New Jersey Pinelands Commission Letter of Interpretation #2177 allocated 1.25 Pinelands Development Credits ("PDCs") to Block 812, Lot 5.05; and

WHEREAS, as a result of the conveyance of the deed of easement to the County, the 1.25 PDCs will be retired; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 27, 2020 the SADC certified a development easement value of $2,000 per acre and a fee simple value of $5,500 per acre based on zoning and environmental regulations in place as of the current valuation date September 23, 2019; and

WHEREAS, as per N.J.A.C. 2:76-19.3, landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to N.J.S.A. 4:1C-31; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.3, on December 12, 2019 the SADC issued a Pinelands Formula Valuation Certification of $3,061 per acre without the impervious cover option and $3,443 with the 10% impervious cover option; and

WHEREAS, the Formula takes into consideration the PDCs for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and

WHEREAS, N.J.A.C. 2:76-19.4 provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is $5,500 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.14, the Owner accepted the County's offer of $3,443 per acre with the 10% impervious cover option for the development easement for the Premises which is higher than the certified development easement value, but less than 80 percent of the fee simple market value; and

WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover, or approximately 2.83 acres, available for the construction of agricultural infrastructure on the Premises outside of the exception area; and

WHEREAS, on July 29, 2020 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 September 18, 2019, the Pemberton 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 January 9, 2020, the Burlington County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 9, 2020, the Burlington County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for $3,443 per acre for the local cost share for the pre-acquisition of the development easement; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 29.149 acres will be utilized to calculate the grant need; and

WHEREAS, subsequent to purchasing the development easement, the County will request a cost share reimbursement from the SADC; and

WHEREAS, the estimated cost share breakdown is as follows (based on 29.149 net acres):

	Total	Per/acre
SADC	$71,875.60	($2,465.80/acre)
Burlington County	$28,484.40	($977.20/acre)
Total Easement Purchase	$100,360	($3,443/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting $71,875.60 in base grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 29.149 net easement acres, at a State cost share of $2,465.80 per acre, (72% of Formula value and purchase price), for a total grant of approximately $71,875.60 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 Premises 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.

8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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

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

____9/24/2020_____
Date

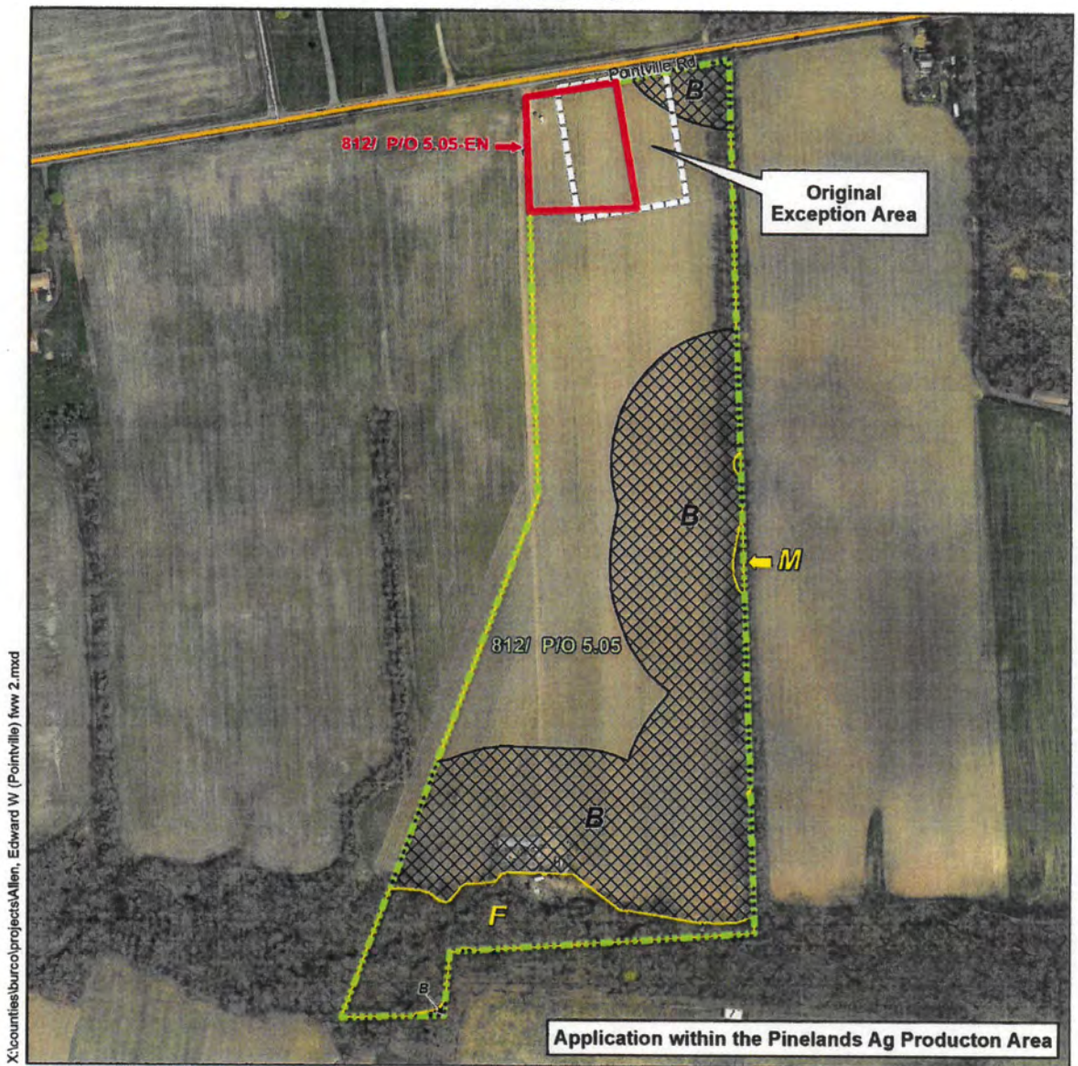
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	ABSENT
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Schedule A

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Allen, Edward W. (Pointville)
Block 812 Lots P/O 5.05 (28.6 ac);
& P/O 5.05-EN (non-severable exception - 1.7 ac)
Gross Total - 30.3 ac
Pemberton Twp., Burlington County

250 125 0 250 500 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Wetlands Data
NJ Pinelands Commission PDC Data
NJOIT/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

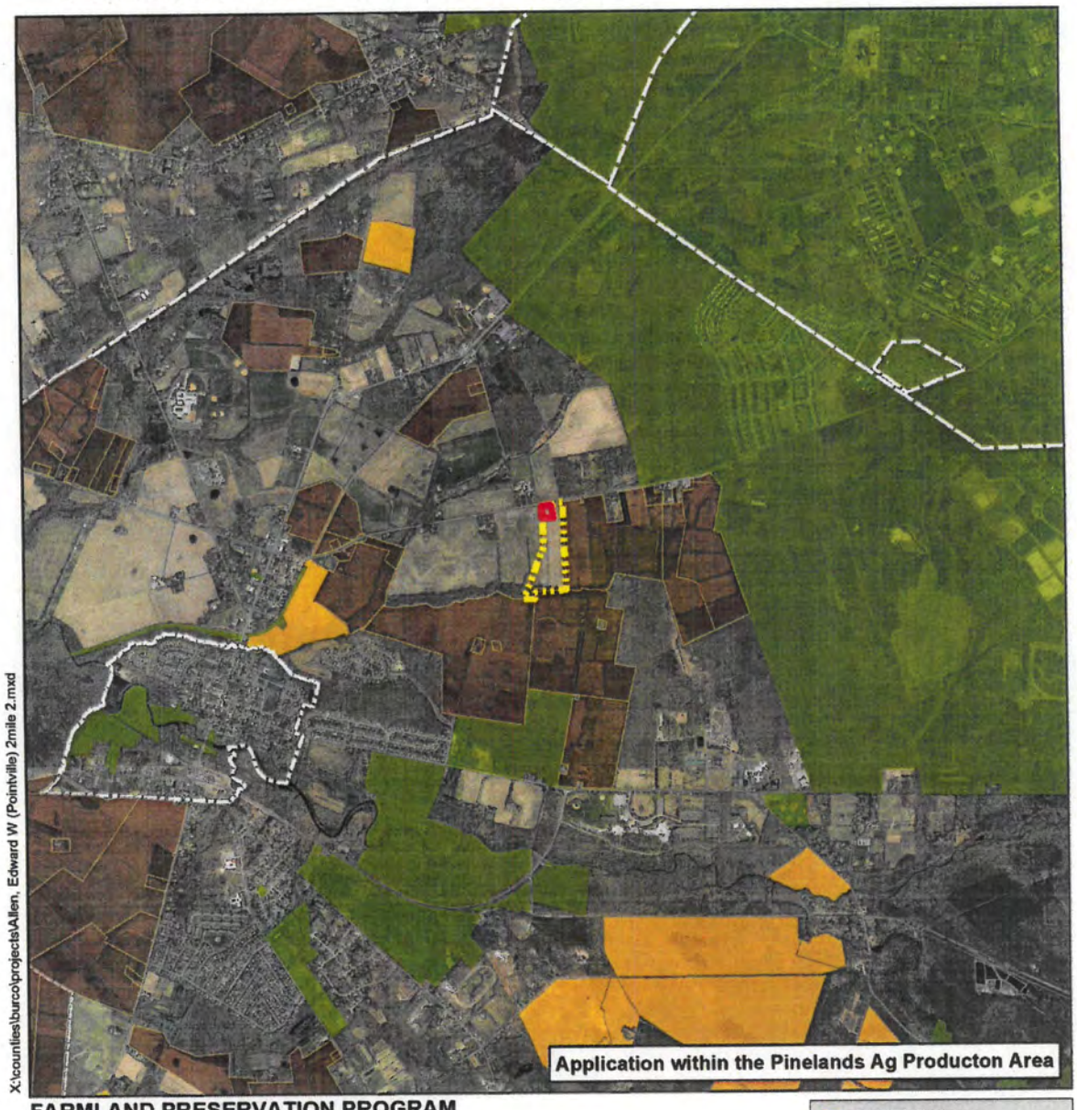
N

- Property In Question
- EN - (Non-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

September 2, 2020

Preserved Farms and Active Applications Within Two Miles



X:\counties\burco\projects\Allen, Edward W (Pointville) 2mile 2.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Allen, Edward W. (Pointville)
Block 812 Lots P/O 5.05 (28.6 ac);
& P/O 5.05-EN (non-severable exception - 1.7 ac)
Gross Total - 30.3 ac
Pemberton Twp., Burlington County

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

N

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

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

September 2, 2020

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

							SADC		Federal Grant		Base Grant				Competitive Funds							
											Fiscal Year 09			1,057.50	Maximum Grant			Competitive Fund Balance				
											Fiscal Year 11			1,500,000.00	Fiscal Year 11		3,000,000.00	Fiscal Year 11			0.00	
											Fiscal Year 13			1,000,000.00	Fiscal Year 13		5,000,000.00	Fiscal Year 13			0.00	
											Fiscal Year 17			1,000,000.00	Fiscal Year 17		5,000,000.00	Fiscal Year 17			2,570,575.69	
											-				Fiscal Year 18		2,000,000.00	Fiscal Year 18			7,054,514.89	
											Fiscal Year 20			2,000,000.00	Fiscal Year 20		2,000,000.00	Fiscal Year 20			10,000,000.00	
SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														5,501,057.50								
03-0412-PG	Giberson, W.P. & J.L. (Home Farm)	Pemberton	236.8450	236.8250	3,706.00	1,853.00	877,747.57	438,836.73	438,873.79		438,836.73	438,836.73	438,836.73	2,561,163.27								
03-0406-PG	Giberson Grain Farm, LLC	Pemberton	175.7450	175.7450	4,240.00	2,120.00	745,158.80	372,579.40	372,579.40		372,579.40	372,579.40	372,579.40	2,188,583.87								
03-0413-PG	Chung, Peter B.J. & Monica H.L.	Shamong	116.7950	116.6644	3,726.00	2,635.60	435,178.17	307,480.69			188,583.87	188,583.87	188,583.87	2,000,000.00	118,896.82	118,896.82	118,896.82			4,881,103.18		
03-0408-PG	Rowe, Stanley & Roseanne	Shamong	34.7580	34.7580	6,818.00	4,250.00	236,980.04	147,721.50							147,721.50	147,721.50	147,721.50			4,733,381.68		
03-0415-PG	Abrams, Pearl A.	Shamong	102.3260	101.8520	4,719.00	3,231.40	480,639.59	329,124.55							329,124.55	329,124.55	329,124.55			4,404,257.13		
03-0409-PG	McNaughton, Noble & Dorothy	Tabernacle	18.2240	18.2240	3,235.00	2,341.00	58,954.64	42,662.38							42,662.38	42,662.38	42,662.38			4,361,594.75		
03-0414-PG	To Better Days Boarding, LLC	Springfield	54.8830	54.2514	3,400.00	2,200.00	185,242.20	119,771.08							119,771.08	119,353.08	119,353.08			4,242,241.67		
03-0411-PG	Caul, Adam & Lisa	Springfield	39.6170	39.5430	2,700.00	1,350.00	106,766.10	53,383.05	53,383.05						53,383.05	53,383.05	53,383.05			4,188,858.62		
03-0422-PG	Alloway Family LP - South	Southampton	44.2390	43.7790	3,664.00	2,598.40	162,091.70	113,755.35							123,112.19	113,755.35	113,755.35			4,075,103.27		
03-0423-PG	Kirby, Harold C. & Gail W.	Pemberton	54.9550	54.9550	3,977.00	2,786.20	218,556.04	153,115.62	65,440.42	-					157,838.23	153,115.62	153,115.62			3,921,987.65		
03-0417-PG	Hatt, Linda E.	Chesterfield	69.8240	56.8650	8,016.00	4,008.00	559,709.18	227,914.92	279,854.59	-					284,848.56	227,914.92	227,914.92			3,694,072.73		
03-0418-PG	Lanwin Development Corp.	Chesterfield	135.0140	135.0140	4,900.00	3,220.00	661,568.60	434,745.08	279,854.59	-					441,043.40	434,745.08	434,745.08			3,259,327.65		
03-0416-PG	Thompson South, LLC	Chesterfield	133.4950	133.4950	5,050.00	3,340.00	674,149.75	445,873.30							464,427.90	445,873.30	445,873.30			2,813,454.35		
03-0419-PG	M&N Farms Land Holdings, LLC	Chesterfield	35.5730	34.6750	5,750.00	3,775.00	199,381.25	130,898.13							147,753.50	130,898.13	130,898.13			2,682,556.22		
03-0421-PG	Fenimore, Michael	Pemberton	74.8420	71.9310	3,145.00	2,287.00	235,378.09	164,506.20	64,214.45						173,720.52	164,506.20	164,506.20			2,518,050.02		
03-0425-PG	Alloway Family LP - North	Southampton	119.5000	119.4470	4,118.00	2,870.80	491,882.75	342,908.45							351,873.96	342,908.45	342,908.45			2,175,141.57		
03-0420-PG	Patel, I.P. & Chetan, N.D., M & D.C.	Springfield	33.9500	33.9500	5,550.00	3,675.00	188,422.50	124,766.25							128,698.50	124,766.25	124,766.25			2,050,375.32		
03-0429-PG	Jannen, Christian G. & Barbara L.	Southampton	32.0080	32.0080	3,441.00	2,200.00	110,139.53	70,417.60							70,417.60					1,979,957.72		
03-0432-PG	RTE, III Farms, LLC (Eckert West)	Tabernacle	96.0000	96.0000	3,815.00	2,689.00	366,240.00	258,144.00			258,144.00			1,741,856.00								
03-0433-PG	RTE, III Farms, LLC (Eckert East)	Tabernacle	55.0000	55.0000	3,598.00	2,555.80	197,615.00	140,569.00			140,569.00			1,601,287.00								
03-0434-PG	Allen, Edward W. (Pointville)	Pemberton	30.0000	29.1490	3,443.00	2,456.80	100,360.01	71,613.26			71,613.26			1,529,673.74								
Closed	48		5,406.7560	5,354.5610			22,987,762.86	14,626,001.13	2,831,251.70	0.00												
Encumbered	4		213.0080	212.1570			774,354.54	540,743.86	0.00	0.00												
									Encumber/Expended FY09		-	-	1,057.50	-								
									Encumber/Expended FY11		-	-	1,500,000.00	-	-	-	3,000,000.00	-				
									Encumber/Expended FY13		-	-	1,000,000.00	-	-	-	5,000,000.00		-			
									Encumber/Expended FY17		-	-	1,000,000.00	-	70,417.60	-	3,348,337.68			1,581,244.72		
									Encumber/Expended FY18						-	-	-				2,000,000.00	
									Encumber/Expended FY20		470,326.26	-	-	1,529,673.74	-	-	-					2,000,000.00
									Total					1,529,673.74				0.00	0.00	1,581,244.72	2,000,000.00	2,000,000.00

Schedule B

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase
September 24, 2020

Allen, Edward W. (Pointville)
03- 0434-PG
County PIG Program
29 Acres

Block 812 Lot 5.05 Pemberton Twp. Burlington County

SOILS:	Other	4% *	0	=	.00	
	Prime	48% *	.15	=	7.20	
	Statewide	48% *	.1	=	4.80	
				SOIL SCORE:		**12.00**
TILLABLE SOILS:	Cropland Harvested	89% *	.15	=	13.35	
	Wetlands/Water	11% *	0	=	.00	
				TILLABLE SOILS SCORE:		**13.35**

FARM USE: Cash Grains 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 (1.7) acres for Future dwelling
      Exception is not to be severed from Premises
      Exception is to be limited to zero existing single family residential unit(s) and one future single family residential unit(s)
   c. Additional Restrictions:
      1. A maximum (10%) impervious cover, or approximately 2.83 acres, available for the construction of agricultural infrastructure on the Property outside of the exception area.
   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 FY2021R9(6)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO MONMOUTH COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Marlboro Township (Stattel's Brookrest Farm) ("Owner")
SADC ID# 13-0473-PG
Marlboro Township, Monmouth County
N.J.A.C. 2:76-17 et seq.

SEPTEMBER 24, 2020

WHEREAS, on July 1, 2019 it was determined that the application for the sale of a development easement for the subject farm identified as Block 206, Lot 25, Marlboro Township, Monmouth County, totaling approximately 48 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

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

WHEREAS, the targeted Property is located in the County's Colts Neck–Marlboro-Holmdel Project Area; and

WHEREAS, the original application included one (1), approximately 1.8-acre non-severable exception area for one (1) single family residential unit and to afford future flexibility for nonagricultural uses; and

WHEREAS, in preparation for appraisals, the landowner requested to increase the size of the non-severable exception area to 3 acres and to restrict it to zero (0) single family residential units resulting in approximately 45 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the non-severable exception area:
1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to zero (0) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:
1) One (1) existing single-family residential unit
2) Zero (0) Residual Dwelling Site Opportunities (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Premises was in cash grains, sod, nursery, and vegetable production; and

WHEREAS, the Premises has a quality score of 60.06 which exceeds 54, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on May 13, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the development easement value of $35,000 per acre based on zoning and environmental regulations in place as of the current valuation date October 8, 2019; and

WHEREAS, when the application was submitted it was recognized that the property was identified in the Township's prior Housing Element and Fair Share Housing Plan for fulfillment of affordable housing obligations, which was recognized by the court as no longer needed as part of the Township's housing obligations in a May 14, 2019; and

WHEREAS, the SADC's Green Light Approval and certification of easement value were conditioned upon receiving the fully executed copy of the filed Final Judgment of Compliance and Repose and for the expiration of the 45-day appeal period from the filing date of judgment to pass; and

WHEREAS, SADC received the fully executed copy of the filed Final Judgment of Compliance and Repose dated May 13, 2020 for Docket Number MON-L-2121-15 and the expiration of the 45-day appeal period from the filing date of judgment has expired; and

WHEREAS, SADC counsel has reviewed the fully executed copy of the May 13, 2020 Final Judgment of Compliance and Repose recognizing that this property is no longer needed as part of the Township's housing obligations; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of $35,000 per acre for the development easement encumbering the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 18, 2020, the Marlboro Township Committee approved the application for the sale of development easement and a funding commitment of $5,600 per acre that will operate as a credit as per Ordinance #2020-11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 2, 2020, the Monmouth County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on July 23, 2020, the Monmouth County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for $8,400 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 45 net acres):

	Total	Per/acre
SADC	$945,000	($21,000/acre)
Marlboro Township	$252,000	($5,600/acre)
Monmouth County	$378,000	($8,400/acre)
Total Easement Purchase	$1,575,000	($35,000/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting $945,000 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 the County for the purchase of a development easement on the Premises, comprising approximately 45 net easement acres, at a State cost share of $21,000 per acre, (60% of certified easement value and purchase price), for a total grant of approximately $945,000 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. The SADC condition of receiving the fully executed copy of the filed Final Judgment of Compliance and Repose dated May 13, 2020 and the expiration of the 45-day appeal period from the filing date of judgment to pass has been resolved and is no longer a condition to receiving SADC Final Approval.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. 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.
6. 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.
7. 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 Premises 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.

8. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.

9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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

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

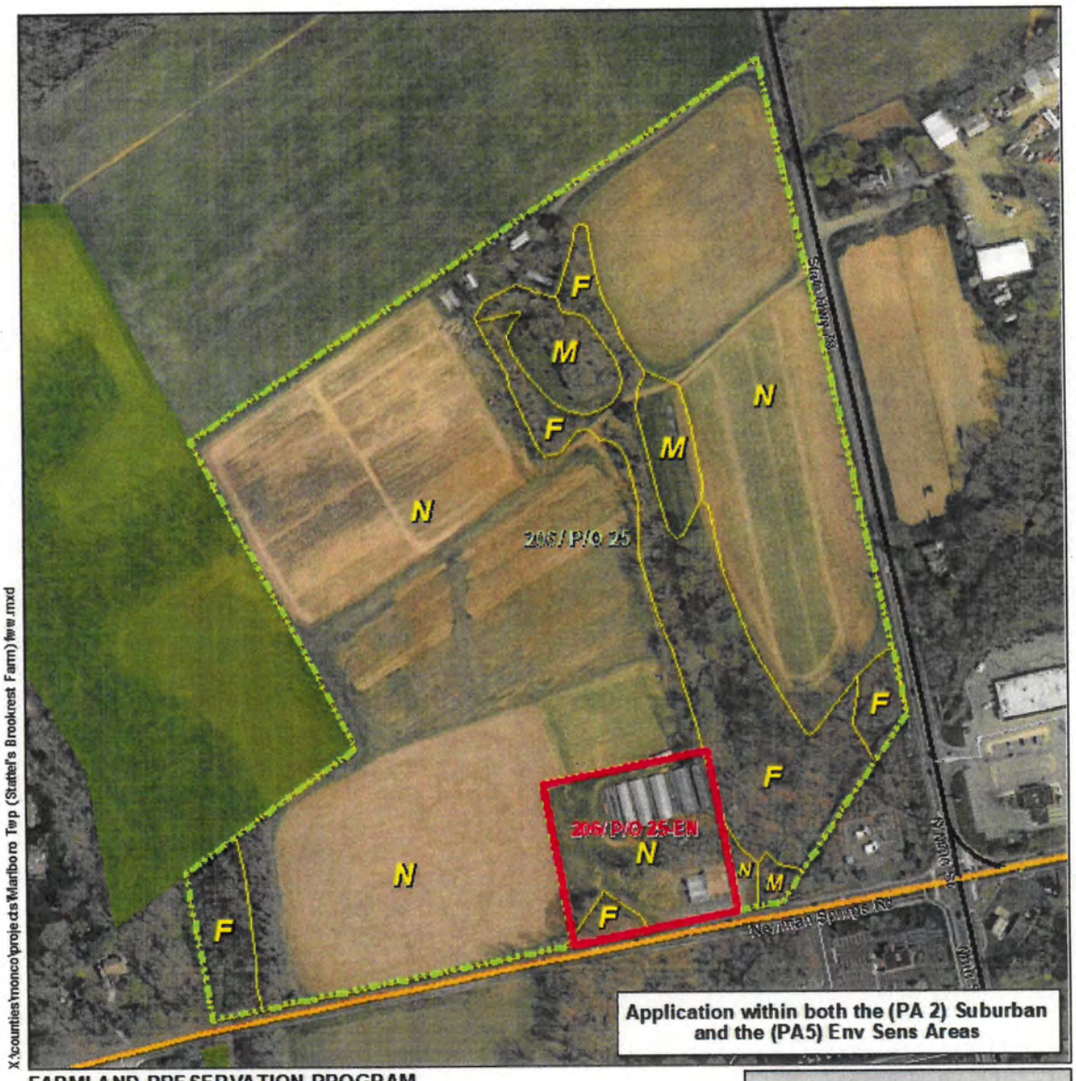
_____9/24/2020_____
Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	ABSENT
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Marlboro Twp. (Stattel's Brookrest Farm)
Block 206 Lots P/O 25 (45.2 ac);
& P/O 25-EN (non-severable exception - 3.0 ac)
Gross Total = 48.2 ac
Marlboro Twp., Monmouth County

250 125 0 250 500 Feet

N

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

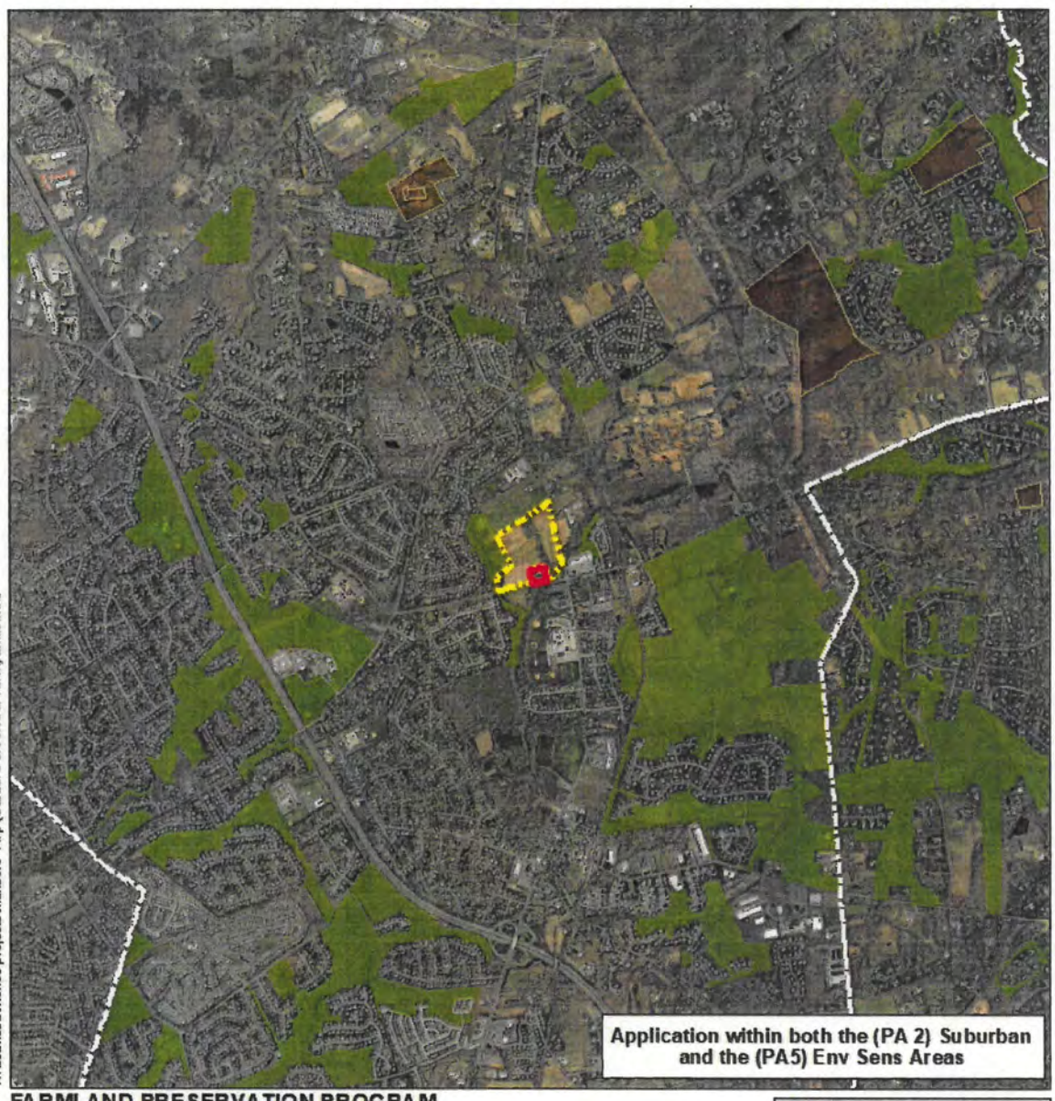
Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Wetlands Data
NJOIT/OGIS 2015 Digital Aerial Image

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 fixed map shall not be, nor are intended to be, relied upon in matters requiring determination 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

August 30, 2019

Preserved Farms and Active Applications Within Two Miles



X:\counties\monco\projects\Marlboro Twp (Stattel's Brookrest Farm) 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Marlboro Twp. (Stattel's Brookrest Farm)
Block 206 Lots P/O 25 (45.2 ac);
& P/O 25-EN (non-severable exception - 3.0 ac)
Gross Total = 48.2 ac
Marlboro Twp., Monmouth County

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

N

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

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

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

August 30, 2016

							SADC		Federal Grant		Base Grant				Competitive Funds						
															Maximum Grant			Fund Balance			
											Fiscal Year 11			1,500,000.00	Fiscal Year 11		3,000,000.00	Fiscal Year 11			0.00
											Fiscal Year 13			1,000,000.00	Fiscal Year 13		5,000,000.00	Fiscal Year 13			0.00
											Fiscal Year 17			1,000,000.00	Fiscal Year 17		5,000,000.00	Fiscal Year 17			2,570,575.69
											-			-	Fiscal Year 18		2,000,000.00	Fiscal Year 18			7,054,514.89
											Fiscal Year 20			-	Fiscal Year 20		2,000,000.00	Fiscal Year 20			10,000,000.00
SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance
														3,500,000.00							
13-8429-PG	Lustgarten, Kenneth #1	Upper Freehold	86.2350	86.2350	14,000.00	8,400.00	1,207,290.00	724,374.00			770,028.00	724,374.00	724,374.00	2,775,626.00							
13-8439-PG	Lustgarten #3 (Lot 6A)	Upper Freehold	71.1650	71.1650	15,500.00	9,300.00	1,103,057.50	661,834.50			622,635.00	661,834.50	661,834.50	2,113,791.50							
13-8440-PG	Lustgarten #4 (Lot 6B)	Upper Freehold	69.9470	69.9470	14,000.00	8,400.00	979,258.00	587,554.80			107,337.00	107,337.00	107,337.00	2,006,454.50	532,911.00	480,217.80	480,217.80	2,519,782.20			
13-8427-PG	Diamond Developers/ Burke	Manalapan	97.2230	96.5020	12,000.00	7,200.00	1,158,024.00	694,814.40							712,080.00	694,814.40	694,814.40	1,824,967.80			
13-8451-PG	Molski, Carla	Upper Freehold	103.7766	103.7766	21,900.00	13,140.00	2,272,707.54	1,363,624.52			1,006,454.50	1,006,454.50	1,006,454.50	1,000,000.00	397,028.90	357,170.02	357,170.02		4,642,829.98		
13-8469-PG	H.M.F. Associates	Holmdel	60.4660	59.7520	39,800.00	23,880.00	2,378,129.60	1,426,877.76			1,000,000.00	1,000,000.00	1,000,000.00	-	524,976.80	426,877.76	426,877.76			4,573,122.24	
13-0473-PG	Marlboro Twp (Stattel's Brookrest F:	Marlboro	48.0000	45.0000	35,000.00	21,000.00	1,575,000.00	945,000.00							945,000.00					3,628,122.24	
Closed	6		488.8126	487.3776			9,098,466.64	5,459,079.98													
Encumbered	1		48.0000	45.0000			1,575,000.00	945,000.00													
									Encumber/Expended FY09		-	-	-	-							
									Encumber/Expended FY11		-	-	1,500,000.00	-	-	-	1,175,032.20	1,824,967.80			
									Encumber/Expended FY13		-	-	1,000,000.00	-	-	-	357,170.02		4,642,829.98		
									Encumber/Expended FY17		-	-	1,000,000.00	-	945,000.00	-	426,877.76			3,628,122.24	
									Encumber/Expended FY18						-	-	-				2,000,000.00
									Encumber/Expended FY20						-	-	-				
									Total					0.00				1,824,967.80	4,642,829.98	3,628,122.24	2,000,000.00

Schedule B

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase
September 24, 2020

Marlboro Township (Stattel's Brookrest Farm)
13- 0473-PG
County PIG Program
45 Acres

Block 206 Lot 25 Marlboro Twp. Monmouth County

SOILS:	Other	20% *	0	=	.00	
	Prime	49% *	.15	=	7.35	
	Statewide	31% *	.1	=	3.10	
				SOIL SCORE:		**10.45**
TILLABLE SOILS:	Cropland Harvested	76% *	.15	=	11.40	
	Wetlands/Water	15% *	0	=	.00	
	Woodlands	9% *	0	=	.00	
				TILLABLE SOILS SCORE:		**11.40**

FARM USE:	Cash Grains	19 acres	
	Sod	8 acres	
	Ornament Nursery Products	1 acres	Trees and shrubs
	Ornament Nursery Products	1 acres	Mums
	Vegtable & Melons	10 acres	Peppers, Tomatoes and Pumpkins

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 three (3) acres for Limited to existing farm market and zero single family residential units
      Exception is not to be severed from Premises
      Exception is to be limited to zero 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:
      Manufactured with Foundation - If demolished, can be replaced with standard single family residential unit pending local approvals.
   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 #FY2021R9(7)
FINAL REVIEW AND APPROVAL OF A SADC EASEMENT PURCHASE

On the Property of Ware, Lee R. ("Owner")

September 24, 2020

Subject Property: **Ware, Lee R. ("Owner")**
Block 34, Lots 12 & 12.04
Elsinboro Township, Salem County
SADC ID# 17-0345-DE
Approximately 67.9 Net Easement Acres

WHEREAS, on April 4, 2019, the State Agriculture Development Committee ("SADC") received a development easement sale application from Lee R. Ware, hereinafter "Owner," identified as Block 34, Lots 12 & 12.04, Elsinboro Township, Salem County, hereinafter "the Property," totaling approximately 86.4 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; 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 includes, one (1), approximately 18.5 +/- acre non-severable conservation exception area (CEA) for and limited to conservation purposes with zero (0) residential opportunities resulting in approximately 67.9 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the exception area:
1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to zero single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the portion of the Property outside the exception area includes:
1) Zero (0) housing opportunities
2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Premises was in corn, soybean, and wheat production; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 27, 2017, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property does not meet the SADC's minimum ranking criteria for a "Priority" category in Salem County which requires a quality score of at least 61 combined with at least 92 acres, however, it is higher than the minimum quality score of 48 and 67 acres needed for an "Alternate" farm designation, therefore, this farm is categorized as an "Alternate" farm, requiring SADC preliminary approval; and

WHEREAS, on July 25, 2019, the SADC granted Preliminary Approval to this Application (Schedule B)

WHEREAS, pursuant to the Tier 3 category Direct Easement application selection procedure approved by the SADC on September 28, 2017, the SADC may utilize the "Partnership Pool" funding for farms that leverage SADC funds by utilizing non-SADC funding, including those that do not meet SADC's "Priority" criteria; and

WHEREAS, on August 25, 2017 the SADC entered into an agreement with the United States Natural Resources Conservation Service (NRCS) for a Regional Conservation Partnership Program (RCPP) to restore and preserve wetlands through the Agricultural Conservation Easement Program (ACEP) - Wetlands Reserve Easements (WRE) on farms located in Salem County; and

WHEREAS, the NRCS has determined that the Property and Landowner qualified for WRE grant funds; and

WHEREAS, the preliminary approval was conditioned on the owner and NRCS entering into an agreement securing the WRE details and funding prior to receiving SADC Final Approval; and

WHEREAS, as of August 27, 2020, the owner and NRCS are under agreement for $5,400 per acre or approximately $99,900 for the preservation of the CEA through the WRE program, therefore this condition has been met; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 27, 2020 the SADC certified a development easement value of $1,500 per acre on the Premises based on zoning and environmental regulations in place as of the current valuation date October 11, 2019; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for $1,500 per acre; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $1,500 per acre for a total of approximately $101,850 subject to the conditions contained in (Schedule C).

3. The prior condition for the owner and NRCS entering into an agreement securing the WRE funding prior to final approval has been resolved and is no longer a condition to receiving SADC Final Approval.

4. The SADC's purchase price 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, streams or water bodies on the boundaries as identified in Policy P-3-C.

5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

6. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.

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

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

____9/24/2020_____
Date

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

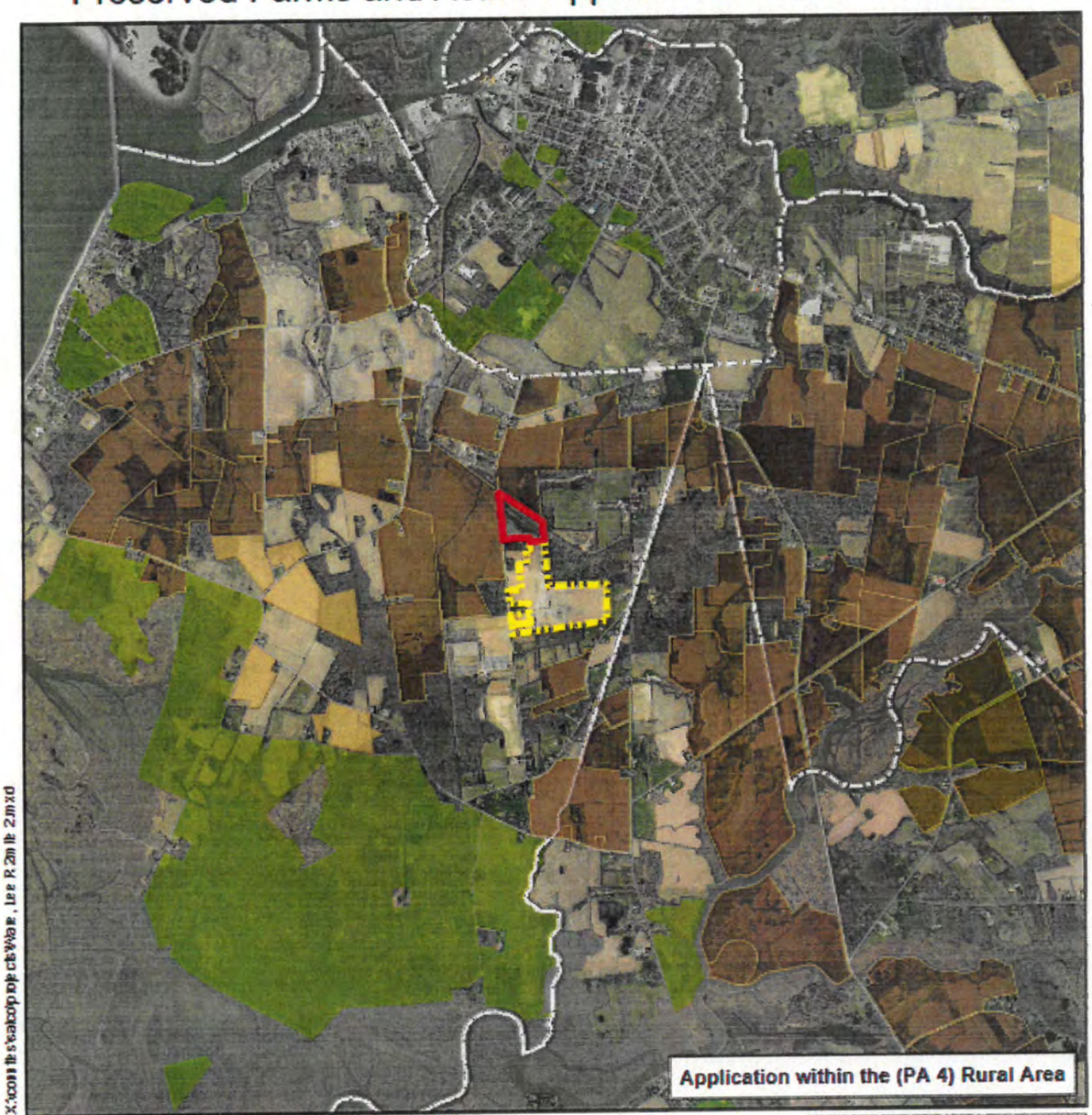
VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	ABSENT
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	RECUSED
James Waltman	ABSENT

https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/17-0345-DE/Acquisition/Internal Closing/Preliminary and Final Approvals/Ware, Lee Final Approval .docx

Schedule A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ware, Lee R.
Block 34 Lots 12.04 (2.6 ac); P/O 12 (65.3 ac)
& P/O 12-EN (non-severable exception - 18.5 ac)
Gross Total = 86.4 ac
Elsinboro Twp., Salem County

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

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

N

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

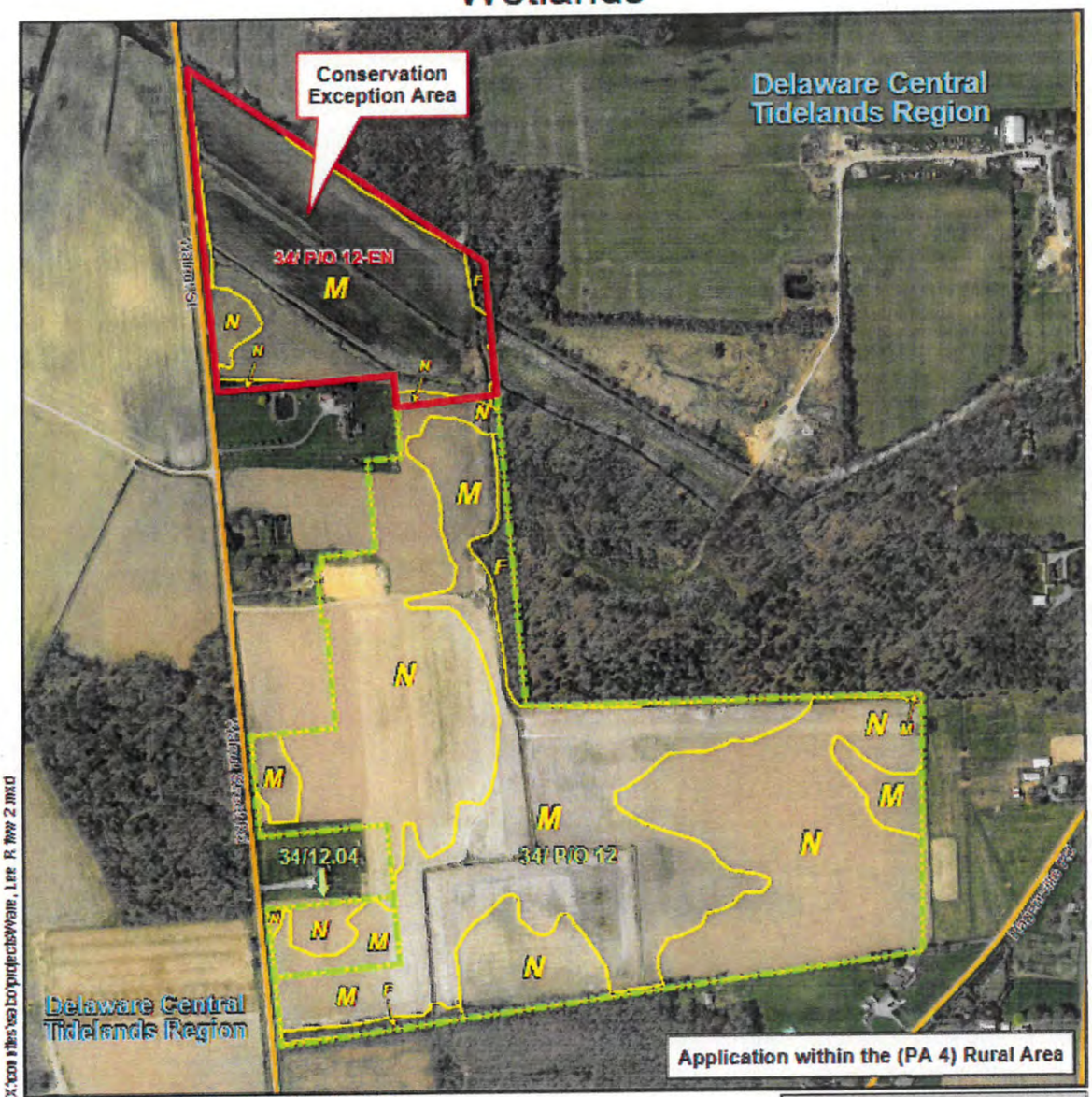
May 13, 2019

NOTE:
The actual 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.

X:\common\states\acdp\pdf\Ware, Lee R.2mile 2.mxd

Schedule A

Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ware, Lee R.
Block 34 Lots 12.04 (2.6 ac); P/O 12 (65.3 ac)
& P/O 12-EN (non-severable exception - 18.5 ac)
Gross Total = 86.4 ac
Elsinboro Twp., Salem County

500 250 0 500 1,000 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Natural Cross Database of the United States (NCDUS)
Wetlands Data
NJDOT Ortho 2012 Digital Aerial Image

TIDELANDS DISCLAIMER:
The tidelands features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 2, "Tidelands Claims Maps". These linear features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Riparian claims.

DISCLAIMER: Any use of this product with respects accuracy and precision shall be the sole responsibility of the user. The confirmation and geo-referenced location of parcel polygons in this plat layer are approximate and are developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data displayed in this file and may shall not be, nor are intended to be, relied upon in matters regarding delineation and location of true ground perpendicular and other surveys as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Property In Question
EN - (Non-Severable) Exception
Wetlands Boundaries
Primary - Limited Access
Federal or State Hwys
County Roads
Municipal/Local Roads
Tidelands Boundary

N

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 19, 2016

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Schedule B

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2020R7(17)

Preliminary Approval
SADC Easement Purchase
of an
"ALTERNATE" FARM

On the Property of
Ware, Lee R. ("Owner")

July 25, 2019

Subject Property: **Ware, Lee R.**
Block 34, Lots 12 & 12.04
Elsinboro Township, Salem County
SADC ID#17-0345-DE
Approximately 67.9 Net Easement Acres

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

WHEREAS, on April 4, 2019, the SADC received a development easement sale application from Lee R. Ware, hereinafter "Owner," identified as Block 34, Lots 12 & 12.04 in Elsinboro Township, Salem County, hereinafter "the Property," totaling approximately 86.4 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 18.5 acre +/- non-severable conservation exception area (CEA) for and limited to conservation purposes with zero (0) residential opportunities resulting in approximately 67.9 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) exceptions, zero (0) residential 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, soybean, and wheat production; and

WHEREAS, staff evaluated this application for the sale of development easement was evaluated pursuant to N.J.A.C. 2:76-11.5 and the State Acquisition Selection Criteria approved by the SADC on July 27, 2017, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property has a quality score of 69.29 and contains approximately 67.9 net acres (Schedule B); and

WHEREAS, the Property exceeds the SADC's Salem County minimum ranking criteria for the "Priority" category which requires a quality score of at least 61, however, it falls below the required 92 acres; and

WHEREAS, both the quality score and acreage exceed the "Alternate" farm standards, therefore, this farm is categorized as an "Alternate" farm, requiring SADC preliminary approval; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, on August 25, 2017 the SADC entered into an agreement with the United States Natural Resources Conservation Service (NRCS) for a Regional Conservation Partnership Program (RCPP) to restore and preserve wetlands through the Agricultural Conservation Easement Program (ACEP) - Wetlands Reserve Easements (WRE) on farms located in Salem County; and

WHEREAS, the CEA on the Property has been identified as a candidate for NRCS's WRE program because the acreage is modified agricultural wetlands, where the hydrology has been significantly degraded and can be restored, and on April 17, 2019 NRCS confirmed the CEA is eligible; and

WHEREAS, the SADC, owner and NRCS have agreed to coordinate an application for WRE during the next available NRCS funding cycle anticipated in October 2019; and

WHEREAS, the NRCS through the WRE program will compensate the owner to permanently preserve the CRE area and also provide additional funding after preservation for the restoration of this area; and

WHEREAS, this preliminary approval is conditioned on the owner and NRCS entering into an agreement securing the WRE details and funding prior to receiving SADC Final Approval; and

WHEREAS, at this time the WRE easement purchase grant for the CEA is estimated at approximately $99,900; and

WHEREAS, per selection procedures approved by the SADC on September 20, 2017, SADC's "Partnership Pool" funding may be utilized for farms that leverage SADC funds by utilizing non-SADC funding, including those that do not meet SADC's "Priority" criteria; and

WHEREAS, because WRE grant funding will be utilized to leverage SADC funding this farm will utilize SADC's "Partnership Pool" as per the Direct Easement selection procedures approved by the SADC on September 20, 2017; and

NOW THEREFORE BE IT RESOLVED that the SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:

1. Utilize SADC's "Partnership Pool" funding used only for transactions that leverage SADC funds through the use of non-SADC funding;
2. Enter into a 120 day option agreement with the Landowner;
3. Secure two independent appraisals to estimate the fair market value of the Property;
4. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC;
5. Preliminary Approval is conditioned on the owner and NRCS entering into an agreement prior to SADC Final Approval.

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.

__7/25/19
Date

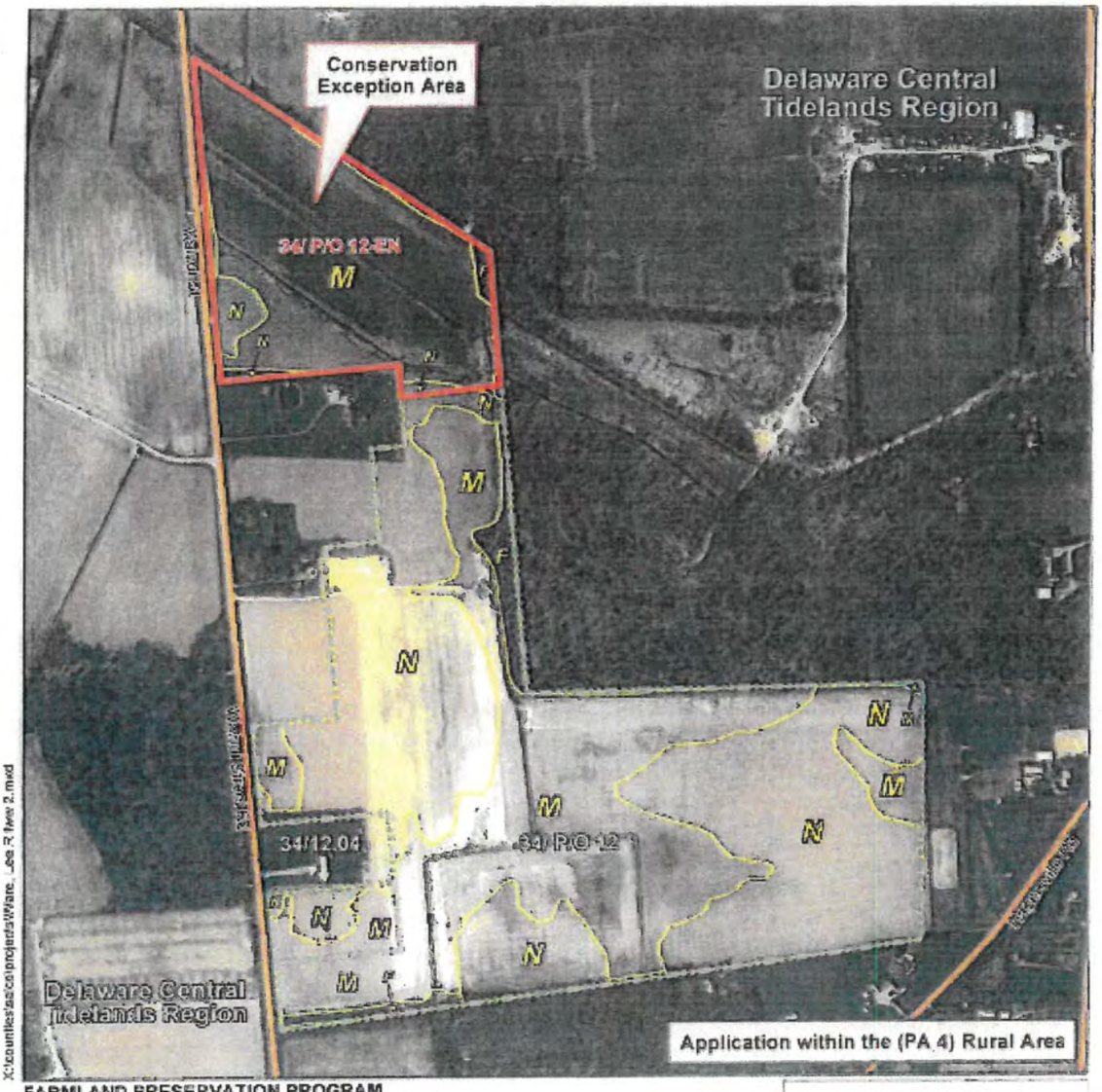
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	ABSENT
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.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Schedule A

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ware, Lee R.
Block 34 Lots 12.04 (2.6 ac), P/O 12 (65.3 ac)
& P/O 12-EN (non-severable exception - 18.5 ac)
Gross Total = 86.4 ac
Elsinboro Twp., Salem County

500 250 0 500 1000 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Provided Roads Datasets of the United States (TIGER)
NJDEP Wetlands Data
NAIP 2006 6 2K 16 Digital Aerial Image

NOT LEGAL DISCLAIMER
The Front Yard area shown on this map was derived from the Hotel Pro CD-ROM, Section 1, volume 4, "Tidelands Drive Maps". These lands are not severable in ADEP easement and should not be used as a general reference. Study NJDEP, the law of Tidelands Management prior to any actual determination of Tidelands with other data.

DISCLAIMER: Any use of this product with respect to accuracy and precision identifying the site specificity of the data. The well, parcel, and property boundary location of other features in the data layer are approximate and are provided only for planning purposes. The generalized accuracy and precision of the GIS data is dependent on the source map which varies by, and are dependent upon, related data in multiple mapping collections and layers of the original. Individual site specific details should be determined by an actual ground survey conducted by a licensed Professional Land Surveyor.

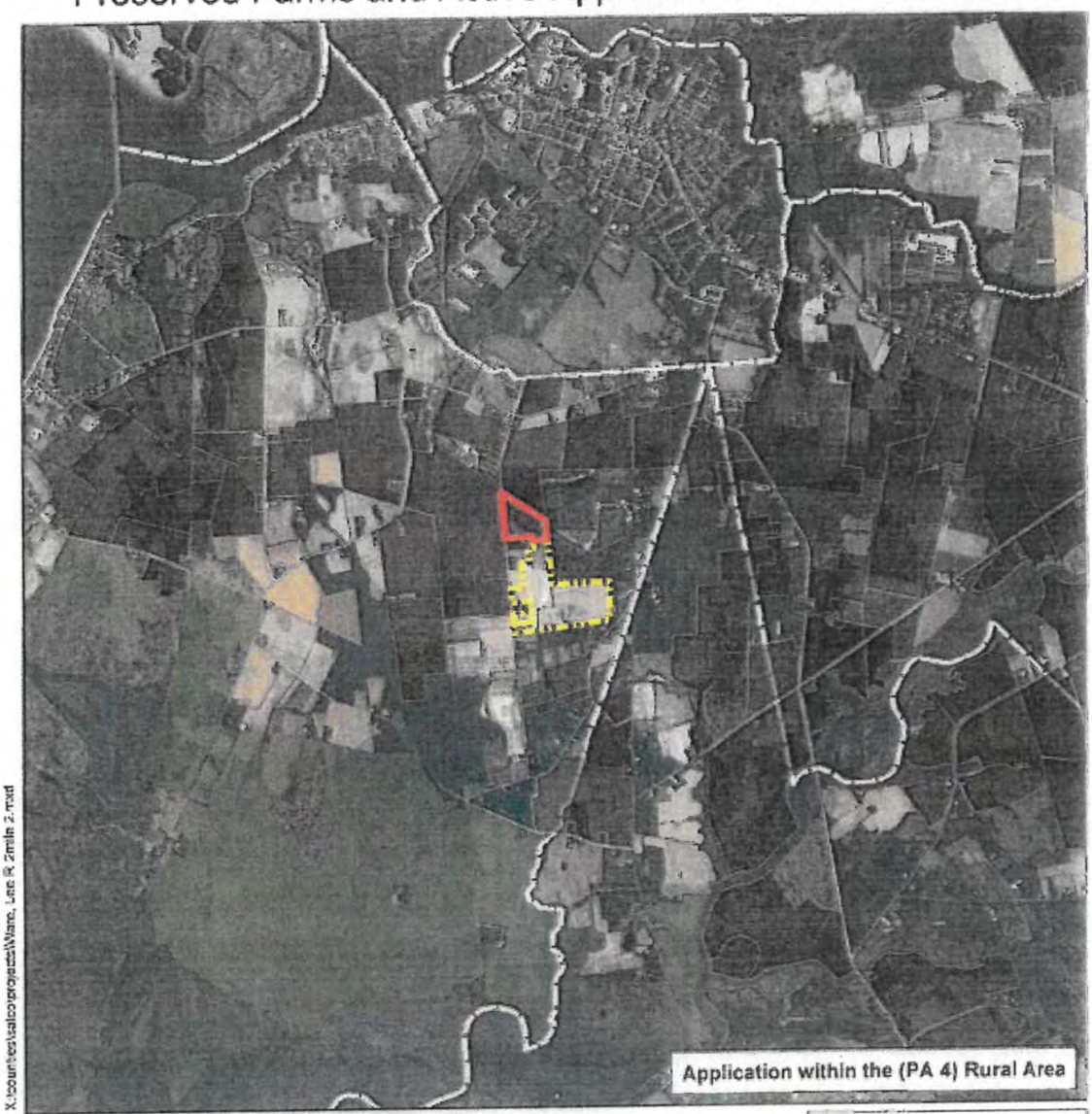
N

- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Tidelands Boundary

Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non Wetlands
X - Not Active
W - Water

May 13, 2009

Preserved Farms and Active Applications Within Two Miles



X:\counties\salco\projects\Ware, Lee R 2mile 2.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ware, Lee R.
Block 34 Lots 12.04 (2.6 ac); P/O 12 (65.3 ac)
& P/O 12-EN (non-severable exception - 18.5 ac)
Gross Total = 86.4 ac
Elsinboro Twp., Salem County

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

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

N

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Area Database of the United States (PAD-US)
NJ/DOT's 2015 Digital Aerial Image

May 15, 2019

NOTE:
The parcel boundaries shown on this map are approximate and should not be used to define lots as defined by the New Jersey Board of Professional Engineers and Land Surveyors.

of 6

Schedule B

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

GENERAL INFORMATION

COUNTY OF Salem Elsinboro Twp. 1703

APPLICANT Ware, Lee H.

PRIORITIZATION SCORE

SOILS:	Other	6%	*	0	=	.00	
	Prime	58%	*	.15	=	8.70	
	Statewide	36%	*	.1	=	3.60	
					SOIL SCORE:		12.30
TILLABLE SOILS:	Cropland Harvested	96%	*	.15	=	14.40	
	Wetlands	3%	*	0	=	.00	
	Woodlands	1%	*	0	=	.00	
					TILLABLE SOILS SCORE:		14.40
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	19%	*	.2	=	3.80	
	Farmland (Unrestricted)	9%	*	.06	=	.54	
	Residential Development	22%	*	0	=	.00	
	Streams and Wetlands	56%	*	.10	=	5.60	
	Woodlands	4%	*	.06	=	.24	
					BOUNDARIES AND BUFFERS SCORE:		12.86
CONTIGUOUS PROPERTIES / DENSITY:	Ware, L	Restricted Farm or Current Application				2	
	Ware, C	Restricted Farm or Current Application				2	
	Wengenock	Restricted Farm or Current Application				2	
	Shuman	No Points				0	
	Ayers	Restricted Farm or Current Application				2	
					DENSITY SCORE:		8.00
LOCAL COMMITMENT:		100%	*	18	=	18.00	
					LOCAL COMMITMENT SCORE:		18.00
SIZE:					SIZE SCORE:		2.76
IMMINENCE OF CHANGE: SADC Impact factor = .97							
					IMMINENCE OF CHANGE SCORE:		.97
COUNTY RANKING:							
EXCEPTIONS:					EXCEPTION SCORE:		.00

TOTAL SCORE: 69.29

SADC_FLP_score3b.pdf

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Ware, Lee R.
Easement Purchase - SADC
68 Acres

Block 34	Lot 12	Elsinboro Twp.	Salem County
Block 34	Lot 12.04	Elsinboro Twp.	Salem County

SOILS:	Other	6% *	0	=	.00	
	Prime	58% *	.15	=	8.70	
	Statewide	26% *	.1	=	2.60	
				SOIL SCORE:		12.30
TILLABLE SOILS:	Cropland Harvested	96% *	.15	=	14.40	
	Wetlands/Water	2% *	0	=	.00	
	Woodlands	1% *	0	=	.00	
				TILLABLE SOILS SCORE:		14.40

FARM USE:	Corn-Cash Grain	19 acres
	Soybeans-Cash Grain	70 acres
	Wheat-Cash Grain	22 acres

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
   a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
   b. Exceptions:
      1st (18.5) acres for Conservation purposes
      Exception is not to be severable from Premises
      Exception is to be limited to zero 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
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2021R9(8)
FINAL REVIEW AND APPROVAL OF A SADC EASEMENT PURCHASE

On the Property of Usinger, Jon A. ("Owner")

SEPTEMBER 24, 2020

Subject Property: **Usinger, Jon A.**
Block 11, Lot 8
Upper Pittsgrove Township, Salem County
SADC ID#:17-0356-DE
Approximately 137.3 Net Easement Acres

WHEREAS, on March 11, 2020, the State Agriculture Development Committee ("SADC") received a development easement sale application from Jon A. Usinger, hereinafter "Owner," identified as Block 11, Lot 8, Upper Pittsgrove Township, Salem County, hereinafter "the Property," totaling approximately 137.3 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

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

WHEREAS, the Premises includes no exception areas, resulting in approximately 137.3 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:
1) Zero (0) exceptions,
2) One (1) Residual Dwelling Site Opportunity (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Premises was in hay production; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 27, 2017, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Salem County (minimum acreage of 92 and minimum quality score of 63) because it is approximately 137.3 acres and has a quality score of 66.79; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on August 25, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of $4,000 per acre based on zoning and environmental regulations in place as of the current valuation date June 5, 2020; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for $4,000 per acre; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $4,000 per acre for a total of approximately $549,200 subject to the conditions contained in (Schedule B).

3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.

4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

5. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.

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

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

____9/24/2020_____
Date

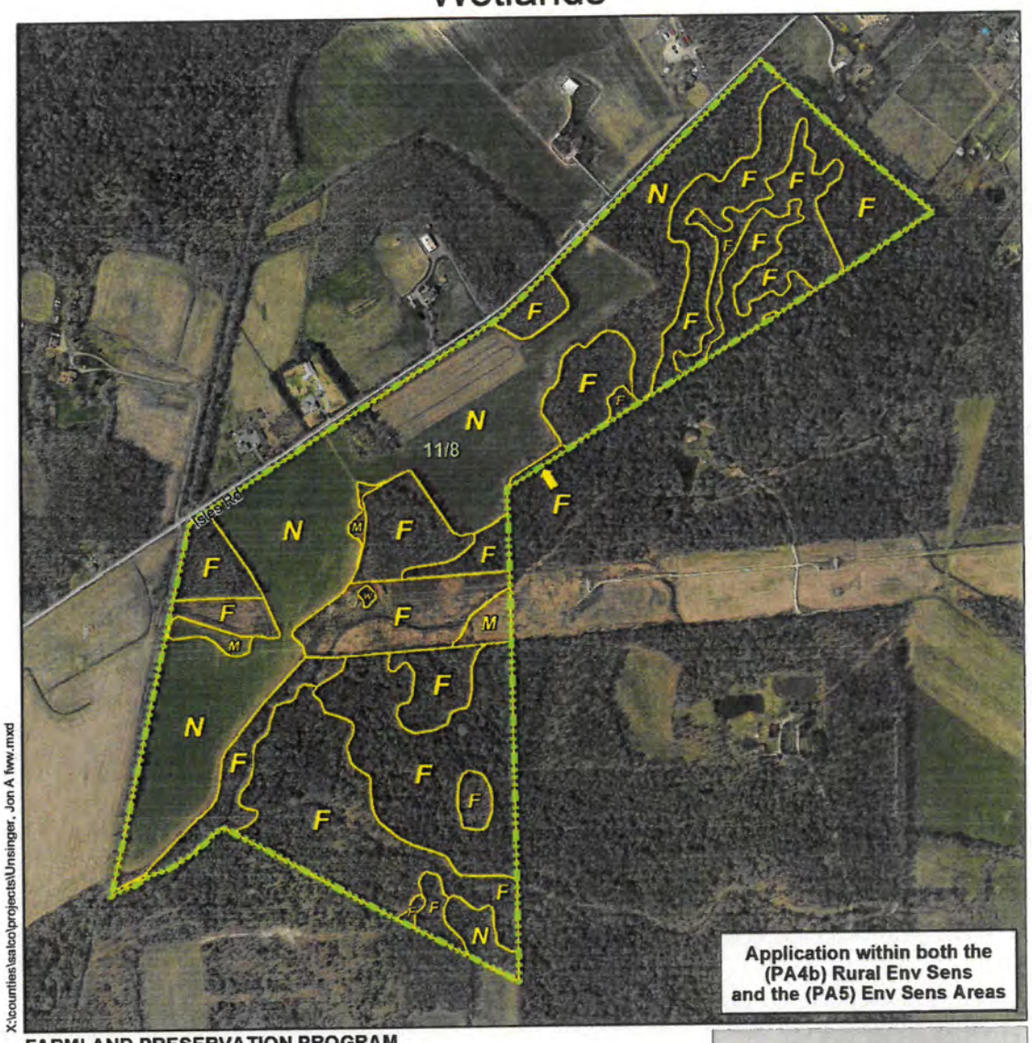
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	ABSENT
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Schedule A

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Usinger, Jon A.
Block 11 Lot 8 (137.3 ac)
Gross Total = 137.3 ac
Upper Pittsgrove Twp., Salem County

500 250 0 500 1,000 Feet

N

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

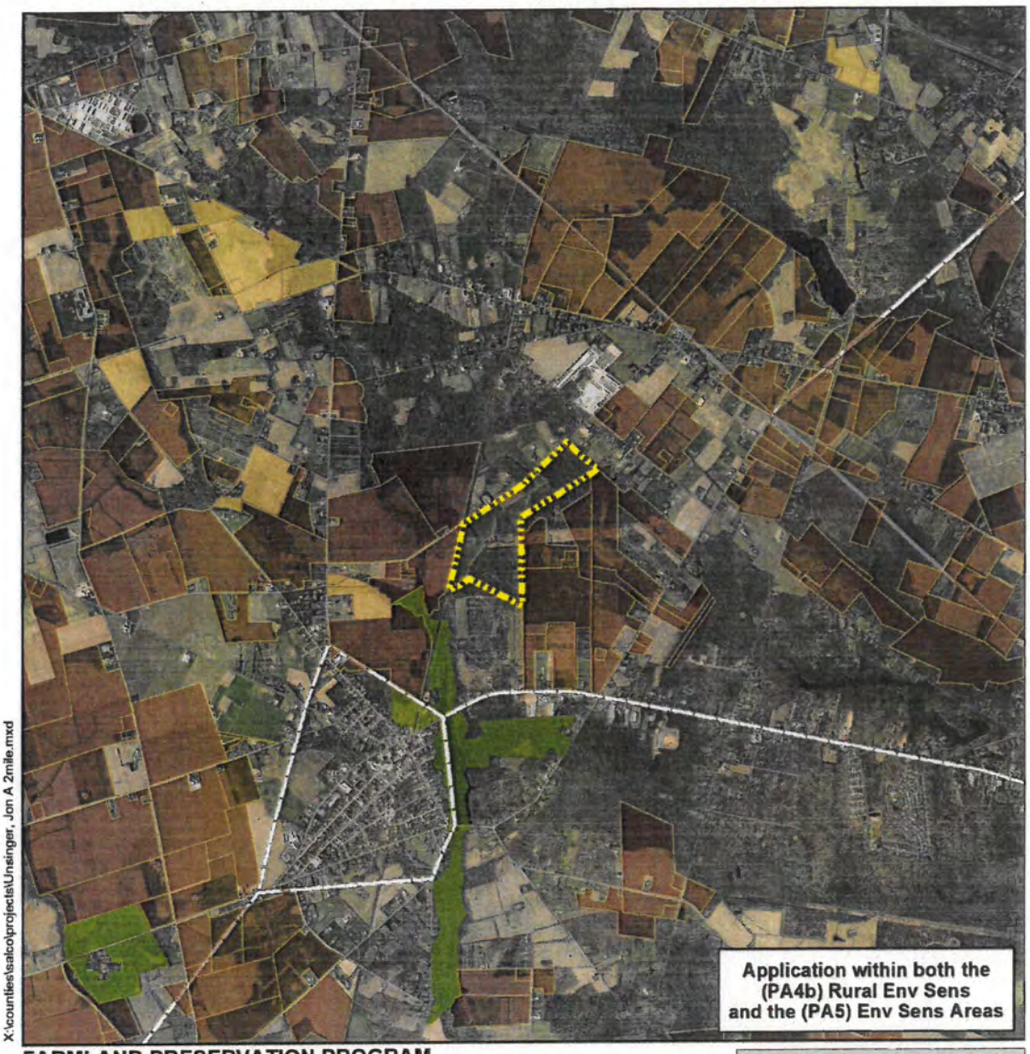
Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Wetlands Data
NJOIT/OGIS 2015 Digital Aerial Image

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

March 17, 2020

Preserved Farms and Active Applications Within Two Miles



X:\counties\salco\projects\Usinger, Jon A 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Usinger, Jon A.
Block 11 Lot 8 (137.3 ac)
Gross Total = 137.3 ac
Upper Pittsgrove Twp., Salem County

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

N

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

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

March 17, 2020

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

Schedule B

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Usinger, Jon A.
Easement Purchase - SADC
137 Acres

Block 11 Lot 8 Upper Pittsgrove Twp. Salem County

SOILS:	Prime	29% *	.15	=	4.35	
	Statewide	55% *	.1	=	5.50	
	Unique zero	16% *	0	=	.00	
				SOIL SCORE:		**9.85**
TILLABLE SOILS:	Cropland Harvested	32% *	.15	=	4.80	
	Wetlands/Water	60% *	0	=	.00	
	Woodlands	8% *	0	=	.00	
		TILLABLE SOILS SCORE:				**4.80**

FARM USE: Hay 44 acres

This final approval is subject to the following:

1. Available funding.
2. The allocation of 1 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
   a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
   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
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2021R9(9)
FINAL REVIEW AND APPROVAL OF A SADC EASEMENT PURCHASE

On the Property of Hickerson, Louisa C. (Estate of)

September 24, 2020

Subject Property: **Hickerson, Louisa C. (Estate of)**
Block 102, Lot 1, Fredon Township, Sussex County
Block 3301, Lot 21, Hampton Township, Sussex County
SADC ID#: 19-0023-DE
Approximately 122.8 Net Easement Acres

WHEREAS, on January 6, 2020, the State Agriculture Development Committee ("SADC") received a development easement sale application from the Estate of Louisa C. Hickerson, hereinafter "Owners," identified as Block 102, Lot 1, Fredon Township, Sussex County and Block 3301, Lot 21, Hampton Township, Sussex County, hereinafter "the Property," totaling approximately 127.9 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

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

WHEREAS, the Property includes one (1), approximately 5.1-acre non-severable exception area for one existing single family residential unit, one future single family residential unit, one existing barn apartment, and to afford future flexibility for nonagricultural uses resulting in approximately 122.8 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the exception area:
1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to two (2) single family residential units and one (1) barn apartment
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the portion of the Premises outside the exception area includes:
1) Zero (0) housing opportunities
2) Zero (0) Residual Dwelling Site Opportunities (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Premises was in hay production; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on September 26, 2019, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Sussex County (minimum acreage of 44 and minimum quality score of 42) because it is approximately 122.8 net acres and has a quality score of 64.46; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on August 25, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the development easement value of $4,500 per acre based on zoning and environmental regulations in pace as of the current valuation date June 30, 2020; and

WHEREAS, the Owners accepted the SADC's offer of $4,500 per acre for the purchase of the development easement on the Premises; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $4,500 per acre for a total of approximately $552,600 subject to the conditions contained in (Schedule B).

3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises 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, streams or water bodies on the boundaries as identified in Policy P-3-C.

4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

5. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.

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

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

_____9/24/2020_____
Date

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

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	ABSENT
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Schedule A

Wetlands

X:\counties\susco\projects\Hickerson, Louisa C (Estate of) fww 2.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hickerson, Louisa C. (Estate of)
Fredon Twp. - Block 102 Lot 1 (0.9 ac)
Hampton Twp. - Block 3301 Lots P/O 21 (121.9 ac);
P/O 21-EN (non-severable exception – 5.1 ac)
Gross Total = 127.9 ac
Sussex County

500 250 0 500 1,000 Feet

N

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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Wetlands Data
NJOIT/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 geodectic 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

April 7, 2020

Schedule A

Preserved Farms and Active Applications Within Two Miles

X:\counties\sussex\projects\Hickerson, Louisa C (Estate of) 2mile 2.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hickerson, Louisa C. (Estate of)
Fredon Twp. - Block 102 Lot 1 (0.9 ac)
Hampton Twp. - Block 3301 Lots P/O 21 (121.9 ac);
P/O 21-EN (non-severable exception – 5.1 ac)
Gross Total = 127.9 ac
Sussex 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

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

N

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

April 13, 2020

Schedule B

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Hickerson, Louisa C. (Estate of)
Easement Purchase - SADC
123 Acres

Block 102	Lot 1	Fredon Twp.	Sussex County					
Block 3301	Lot 21	Hampton Twp.	Sussex County					
SOILS:		Other	100% *	0	=	.00		
						SOIL SCORE:		**.00**
TILLABLE SOILS:		Cropland Harvested	55% *	.15	=	8.25		
		Wetlands/Water	4% *	0	=	.00		
		Woodlands	41% *	0	=	.00		
			TILLABLE SOILS SCORE:					**8.25**
FARM USE:	Hay		69 acres					

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
   a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
   b. Exceptions:
      1st (5.1) acres for Existing dwelling & barn apartment, future dwelling
      Exception is not to be severable from Premises
      Exception is to be limited to one existing single family residential unit(s) and 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
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2021R9(10)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
New Jersey Conservation Foundation
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Pepper, Albertus V., Jr. & Cathy L. ("Owners")

FY2020 Nonprofit Round – SADC #03-0002-NP

SEPTEMBER 24, 2020

WHEREAS, on April 5, 2019 the State Agriculture Development Committee ("SADC"), received a nonprofit cost share grant application from the New Jersey Conservation Foundation ("NJCF") for the Pepper farm identified as Block 4602, Lots 3, 4, 7, and 8, Woodland Township, Burlington County, totaling approximately 46.9 gross acres hereinafter referred to as the "Property" (Schedule A); and

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

WHEREAS, the Property is in the Pinelands Agricultural Production Area; and

WHEREAS, the Property includes two (2), approximately 1-acre non-severable exception areas: one for one (1) existing single family residential unit and one to afford future flexibility for nonagricultural uses but limited to zero (0) single family residential units, resulting in approximately 44.9 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the non-severable exception areas:
1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) One shall be limited to one (1) single family residential unit and the other shall be limited to zero (0) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the portion of the Premises outside the exception area includes:
1) Zero (0) housing opportunities
2) Zero (0) Residual Dwelling Site Opportunities (RDSO)
3) Zero (0) agricultural labor units
4) One (1) pre-existing non-agricultural use that includes the storage of non-agricultural items such as a New Jersey Forest Fire Service fire truck and two trailers holding non-agricultural items near the farm entrance approximately 0.3 acres in size; and

WHEREAS, at the time of application, the Premises was in blueberry and cranberry production; and

WHEREAS, on June 27, 2019 the SADC granted preliminary approval by Resolution #FY2019R6(1) to NJCF's FY2020 Nonprofit application and appropriated $98,500 for the acquisition of development easement on the Pepper farm; and

WHEREAS, at this time none of the appropriated money has been encumbered; and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) the SADC determined that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, the Premises has a quality score of 59.52 which is greater than 70% of the County average quality score of 48 as determined by the SADC, at the time the application was submitted; and

WHEREAS, the New Jersey Pinelands Commission Letter of Interpretation #264 allocated 2.0 Pinelands Development Credits ("PDCs") to Block 4602, Lots 3, 4, 7, and 8; and

WHEREAS, as a result of the conveyance of the deed of easement to the County, the 2.0 PDCs will be retired; and

WHEREAS, pursuant to N.J.A.C. 2:76 15(b) 2., if two appraisals have been obtained on a parcel, and the difference between the two appraisal values is 10% of the higher appraisal value or less, the eligible land cost shall be the average of the appraisal values; and

WHEREAS, on January 6, 2020 the SADC acknowledged the development easement value of the Premises to be $2,080 per acre based on current zoning and environmental regulations in place as of August 8, 2019; and

WHEREAS, as per N.J.A.C. 2:76-19.3, landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to N.J.S.A. 4:1C-31; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.3, on August 5, 2019 the SADC issued a Pinelands Formula Valuation Certification of $2,662 per acre without the impervious cover option and $2,995 with the 10% impervious cover option; and

WHEREAS, the Formula takes into consideration the PDCs for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and

WHEREAS, N.J.A.C. 2:76-19.4 provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is $10,707 per acre; and

WHEREAS, the SADC advised NJCF of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of NJCF's eligible costs and subject to available funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-15.2, on February 25, 2020, NJCF informed the SADC that it will accept the SADC cost share of $2,995 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.14, the Owner accepted the County's offer of $2,995 per acre with the 10% impervious cover option for the development easement for the Premises which is higher than the certified development easement value, but less than 80 percent of the fee simple market value; and

WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover, or approximately 4.49 acres, available for the construction of agricultural infrastructure on the Premises outside of the exception area; and

WHEREAS, the Burlington County Board of Chosen Freeholders entered into a Farmland Preservation Agreement with NJCF on June 26, 2019 and will provide 50% matching funds from Burlington County for NJCF's easement acquisition on the Pepper farm and agreed to accept assignment of the development easement from NJCF and be responsible for annual monitoring; and

WHEREAS, subsequent to purchasing the development easement, the NJCF will request a cost share reimbursement from the SADC; and

WHEREAS, the cost share breakdown based on 44.9 net acres is as follows:

	Total	Per/acre
SADC	$67,237.75	($1,497.50/acre or 50% total cost)
Burlington County	$67,237.75	($1,497.50/acre or 50% total cost)
Total Easement Purchase	$134,475.50	($2,995/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to NJCF for up to 50% of the eligible ancillary costs which will be deducted from its FY2020 appropriation and subject to the availability of funds; and

WHEREAS, N.J.A.C. 2:76-16.1(a)3.iii allows for the conveyance of the development easement to the Federal Government, the State, the County, or another qualifying tax exempt organization for farmland preservation purposes; and

WHEREAS, NJCF will assign the Deed of Easement to the County immediately after closing on the Deed of Easement; and

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC grants final approval to NJCF for the Premises easement acquisition application subject to compliance with N.J.A.C. 2:76-16.

3. The SADC approves the assignment of the Deed of Easement from NJCF to Burlington County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.

4. The SADC shall provide a cost share grant not to exceed $1,497.50 per acre (total of approximately $67,237.75 based on 44.9 net acres) to NJCF for the development easement acquisition on the Premises, subject to the availability of funds.

5. The application is subject to the conditions contained in (Schedule B).

6. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.

7. The SADC's cost share grant to NJCF for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement.

8. The SADC authorizes Douglas Fisher, Secretary of Agriculture as Chairperson of the SADC or Executive Director Susan E. Payne to execute all documents necessary to provide a grant to NJCF for the acquisition of a development easement on the Premises.

9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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

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

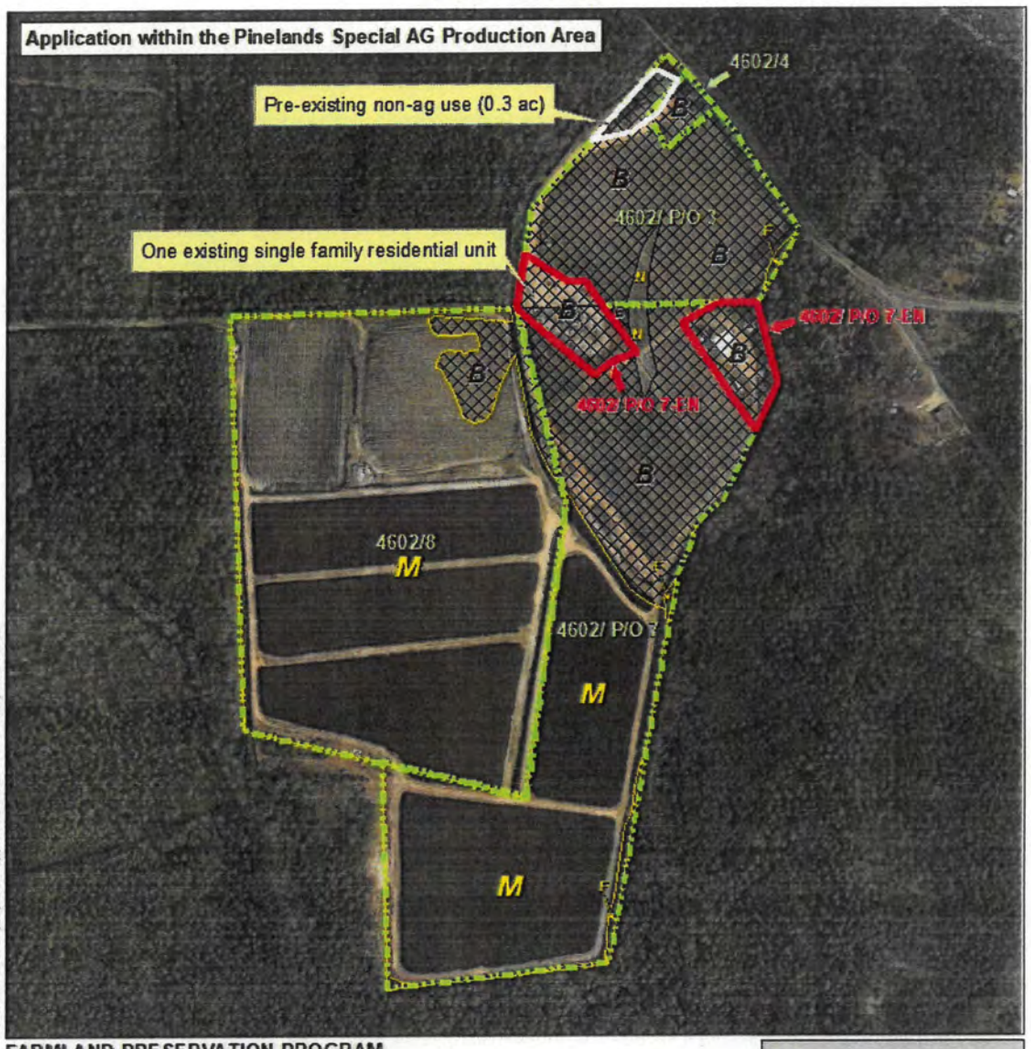
____9/24/2020____
Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	ABSENT
Richard Norz	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pepper, Albertus V., Jr. & Cathy L.
Block 4602 Lots P/O 3 (6.1 ac); 4 (0.4 ac), P/O 7 (17.1 ac)
& P/O 7-EN (1.0 & 1.0 ac) & 8 (21.3 ac)
Gross Total - 46.9 ac
Woodland Twp., Burlington County

250 125 0 250 500 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Wetlands Data
NJ Pinelands Commission PUC Data
NJOIT/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 to matters requiring delineation and location of true ground horizontal and/or vertical control as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

N

- Property in Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- 300 ft Buffered Wetlands
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Pinelands Development Credits
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

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

April 28, 2015

Preserved Farms and Active Applications Within Two Miles

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pepper, Albertus V., Jr. & Cathy L.
Block 4602 Lots P/O 3 (6.1 ac); 4 (0.4 ac), P/O 7 (17.1 ac)
& P/O 7-EN (1.0 & 1.0 ac) & 8 (21.3 ac)
Gross Total - 46.9 ac
Woodland Twp., Burlington County

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

N

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

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

April 26, 2019

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

Schedule B

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Pepper, Albertus V., Jr. & Cathy L. (NJCF)
03- 0002-NP
FY 2020 Easement Purchase - Nonprofit
45 Acres

Block 4602	Lot 3	Woodland Twp.	Burlington County
Block 4602	Lot 8	Woodland Twp.	Burlington County
Block 4602	Lot 7	Woodland Twp.	Burlington County
Block 4602	Lot 4	Woodland Twp.	Burlington County

SOILS:	Unique .125	99% *	.125	=	12.38	
	Unique zero	1% *	0	=	.00	
				SOIL SCORE:		**12.38**
TILLABLE SOILS:	Cropland Harvested	99% *	.15	=	14.85	
	Wetlands/Water	1% *	0	=	.00	
				TILLABLE SOILS SCORE:		**14.85**

FARM USE:	Berry	18 acres	Cranberries
	Berry	15 acres	Blueberries

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 50% of the eligible costs. 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:
      Storage of non-agricultural items
   b. Exceptions:
      1st one (1) acres for Existing dwelling
      Exception is not to be severable from Premises
      Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
      2nd one (1) acres for Existing barn
      Exception is not to be severable from Premises
      Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
   c. Additional Restrictions:
      1. A maximum (10%) impervious cover, or approximately 4.49 acres, available for the construction of agricultural infrastructure on the Property outside of the exception area.
   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 eligible costs ancillary to the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, N.J.A.C. 2:76-12.6 and N/J.A.C. 2:76-16.3 and SADC Policy P-5-A.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

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