

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(13)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Alfio Patane and Mary T. Patane ("Owner")
Greenwich Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0110-PG**

March 28, 2013

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Gloucester County received SADC approval of its FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on June 25, 2009 the SADC received an application for the sale of a development easement from Gloucester County for the Patane Farm identified as Block 252, Lot 2, Greenwich Township, Gloucester County, totaling 124.66 surveyed acres hereinafter referred to as "Property" (Schedule A) ; and

WHEREAS, the Property is located in Gloucester County's Delaware River Project Area; and

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

WHEREAS, the Property has zero (0) existing single family residences, zero (0) agricultural labor housing and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

WHEREAS, the application includes one (1) two acre severable exception area for a future single family residence; and

WHEREAS, there are two internal lots with a 50' access easement along the existing driveway which are not in application; and

WHEREAS, because the application was originally in process prior to the creation of SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses, and the County has preserved the farm with no SADC funding the landowner did not receive or sign guidance documents; and

WHEREAS, the Property has a quality score of 48.47 which is greater than 70% of the County's average quality score of 37 as determined by the SADC on July 26, 2007; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 15, 2010 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on May 26, 2011, the SADC certified a development easement value of \$12,300 per acre based on zoning and environmental regulations in place as of June 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to sell their development easement for \$12,300 per acre; and

WHEREAS, on February 1, 2013, 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, Gloucester County closed on the development easement on November 17, 2011 for \$1,533,318 (\$12,300 per acre); and

WHEREAS, currently the County has no base grant funding available and \$2,095,349.58 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and

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, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and

WHEREAS, since the County has already closed on this property it is not requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on the 124.66 surveyed acres; and

Cost share breakdown based on 124.66 acres:

	<u>Cost Share</u>	
SADC	\$919,990.80	(\$7,380 per acre or 60%)
<u>Gloucester County</u>	<u>\$613,327.20</u>	<u>(\$4,920 per acre or 40%)</u>
	\$1,533,318	(\$12,300 acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Greenwich Township Committee approved the application on August 16, 2010, on February 14, 2013 the Gloucester County Agriculture Development Board and on February 20, 2013 the Gloucester County Board of Chosen Freeholders approved the County's request for a cost share reimbursement from the SADC; and

WHEREAS the Gloucester County Agriculture Development Board is requesting \$919,900.80 from its FY13 Competitive funding leaving a remaining eligibility of \$1,175,358.78 from the FY13 competitive grant fund (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 consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising 124.66 surveyed acres, at a State cost share of \$7,380 per acre, totaling \$919,900.80 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that 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 premises 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 of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

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

3/28/13
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Cecile Murphy, (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chairman	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT

Schedule A

Application within the (PA2) Suburban Area

x:\counties\gloucester\projects\patane10fww.mxd



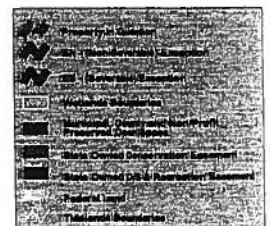
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Alfio and Mary Patane
Block 252 Lots P/O 2 (124.7ac) & P/O 2-ES (severable exception - 2.0 ac)
Gross Total = 126.8 ac
Greenwich Twp., Gloucester County

500 250 0 500 1,000 Feet

TIDELANDS DISCLAIMER:
The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4, "Tidelands Claims Map". 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 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:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOT/IGIS 2007/2008 Digital Aerial Image

July 17, 2009

County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.

Entity	Municipality	Agg Acres	SABP Carried Per Acre	SABP Approved Per Acre	SABP Grant Per Acre	SABP Element Contribution	SABP Total Grant	BASE GRANT			COMPETITIVE GRANT			TOTAL	ELIGIBILITY
								Encumbered at Final	Expended	Balance	Encumbered at Final	Voucher	Expended		
Farmland Preservation	DiBella, Joseph & Wright, LLC	129,018	11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98	917,317.98	917,317.98	1,582,682.02	89,448.08	89,448.08	89,448.08	4,407,327	3,000,000
	DiBella, Michael & Jane	91,446	12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10	592,682.02	592,682.02	1,000,000.00	894,950.40	894,950.40	894,950.40	2,117,958.10	5,000,000
	Still Run Properties LLC	93,233	16,000.00	16,000.00	9,800.00	1,491,728.00	894,950.40				476,100.00	476,100.00	476,100.00		
	Chiusacello, Matthew	52,900	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00				208,748.40	208,748.40	208,748.40		
	Prowe, Gary	24,851	14,000.00	14,000.00	8,400.00	347,914.00	504,847.20				514,747.20	504,847.20	504,847.20		
	Heatherwood Farms III, LLC	77,992	11,000.00	11,000.00	6,600.00	857,912.00	504,847.20				491,885.80	491,885.80	491,885.80		
	W.W. Heritage Sons, Inc.	37,000	24,500.00	24,500.00	14,700.00	819,476.00	1,878,240.00	1,000,000.00		0.00	878,240.00		878,240.00		4,455,882.32
	Bezz Homes LLC (Zack)	111,800	28,000.00	28,000.00	16,800.00	3,130,400.00	1,878,240.00				787,891.94		787,891.94		3,668,290.38
	Maccherone, Santo J./	110,321	11,900.00	11,900.00	7,140.00	1,312,819.90	787,891.94				433,540.80		433,540.80		3,234,749.58
	Ayling, A. & R.	35,420	20,400.00	22,400.00	12,240.00	793,408.00	433,540.80				1,139,400.00		1,139,400.00		2,095,348.58
Reprogram Out	Holtzhauser, Charles & Son	90,000	21,100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00				919,990.80		919,990.80		1,175,358.78
	Patane, Alito & Mary T.	124,660	12,300.00	12,300.00	7,380.00	1,533,318.00	819,990.80								
	Urban, George and Robert	106,400	9,500.00	9,500.00	5,700.00	1,010,800.00	608,480.00								
	Stefka, Robert Sr. & William Jr. (H)	32,252	13,000.00	13,000.00	7,800.00	419,278.00	251,565.60								
	Waiting for final approval														
	Hembo	42,000	6,250.00		3,750.00		157,500.00								
	Lanza, Noreen	78,000	7,800.00		4,800.00		374,400.00								
	Raffagnello	18,000	15,500.00		9,300.00		167,400.00								
	Marino, J & S	132,000	8,900.00		5,340.00		704,880.00								
	Gaventa	45,000	6,800.00		3,960.00		178,200.00								
Reprogram Out	DeSimone	67,000	8,100.00		4,860.00		325,620.00								
	Sorbellio, Thomas & Marie	17,000	11,000.00		6,600.00		112,200.00								
	Meagher, Gary	28,000	17,750.00		10,650.00		298,200.00								
	Dormann, John & Karen	17,000	9,000.00		5,400.00		91,800.00								
	Cavallaro, John Angelo	37,000	9,200.00		5,520.00		204,240.00								
	Playnicz, Daniel & Elinor	32,000	7,000.00		4,200.00		134,400.00								
	Barff Estate	78,000	23,800.00		14,280.00		1,085,280.00								
							1,029,600.00								
Reprogram Out	Encumbered/Expended FY11							0.00	1,600,000.00	0.00	394,222.32		2,665,777.88	0.00	
	Encumbered/Expended FY12							1,000,000.00	1,600,000.00	0.00	8,824,634.125		2,665,777.88	0.00	
Total								1,000,000.00	1,600,000.00	0.00	4,168,856.44		2,665,777.88		

New Jersey Farmland Preservation
Competitive Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DeVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Patane, A. & M.T.
08-0110-PG
FY 2011 County PIG Program
126 Acres

Block 252	Lot 2	Greenwich Twp.	Gloucester County
SOILS:		Other	8% * 0 = .00
		Prime	37% * .15 = 5.55
		Statewide	25% * .1 = 2.50
		Unique zero	30% * 0 = .00
			SOIL SCORE: 8.05
TILLABLE SOILS:		Cropland Harvested	64% * .15 = 9.60
		Wetlands	24% * 0 = .00
		Woodlands	12% * 0 = .00
			TILLABLE SOILS SCORE: 9.60
FARM USE:	Vegetable & Melons		80 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: No Nonagricultural Uses
 - b. Exceptions:
 - 1st two (2) acres for future homesite for family member
 - Exception is severable
 - Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - No Structures On Premise
 - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(14)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**GLOUCESTER COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
George H. Urban and Robert C. Urban ("Owner")
West Deptford Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0090-PG**

March 28, 2013

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Gloucester County received SADC approval of its FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on June 26, 2008 the SADC received an application for the sale of a development easement from Gloucester County for the Urban Farm identified as Block 374, Lot 1, and Block 375, Lot 2, West Deptford Township, Gloucester County, totaling 106.4 surveyed acres hereinafter referred to as "Property" (Schedule A) ; and

WHEREAS, the Property is located in Gloucester County's Repaupo-Mantua Creek Project Area; and

WHEREAS, the Property has a 2 acre, non-severable exception area for an existing single family residence; and

WHEREAS, the Property has zero (0) existing single family residences, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

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

WHEREAS, because the application was originally in process prior the creation of SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses, and the County has preserved the farm with no SADC funding the landowner did not receive or sign guidance documents; and

WHEREAS, the Property has a quality score of 51.65 which is greater than 70% of the County's average quality score of 37 as determined by the SADC on July 26, 2007; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 6, 2008 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 26, 2009, the SADC certified a development easement value of \$18,000 per acre based on zoning and environmental regulations in place as of August, 2008; and

WHEREAS, originally the landowners were dissatisfied with the certified value and withdrew their application, but later asked that the application be reinstated; and

WHEREAS, in order to reinstate the application, the outdated appraisals were updated with a current date of value; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2012, the SADC certified a development easement value of \$9,500 per acre based on zoning and environmental regulations in place as of October, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to sell their development easement for \$9,500 per acre; and

WHEREAS, Gloucester County closed on the development easement on October 31, 2012 for \$1,010,800 (\$9,500 per acre); and

WHEREAS, on February 1, 2013, 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, currently the County has no base grant funding available and \$1,175,358.78 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and

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, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and

WHEREAS, since the County has already closed on this property it is not requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on the 106.4 surveyed acres; and

Cost share breakdown based on 106.4 acres:

	<u>Cost Share</u>	
SADC	\$606,480	(\$5,700 per acre)
<u>Gloucester County</u>	<u>\$404,320</u>	<u>(\$3,800 per acre)</u>
	\$1,010,800	(\$9,500 acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the West Deptford Township Committee approved the application on December 7, 2000, on February 14, 2013 the Gloucester County Agriculture Development Board and on February 20, 2013 the Gloucester County Board of Chosen Freeholders approved the County's request for a cost share reimbursement from the SADC; and

WHEREAS the Gloucester County Agriculture Development Board is requesting \$606,480 from its FY13 Competitive funding leaving a remaining eligibility of \$568,878.78 from the FY13 competitive grant fund (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 consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Urban farm, comprising 106.4 surveyed acres, at a State cost share of \$5,700 per acre, totaling \$606,480 (60% of certified value and purchase price) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that 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 premises 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 of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

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

3/28/13

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Cecile Murphy, (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chairman	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT

Schedule A

x:\counties\gloucester\projects\urban09\fw\mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

George H. and Robert C. Urban

Block 374 Lot 1 (77.0 ac)

Block 375 Lots P/O 2 (39.1 ac) & P/O 2-EN (non-severable exception - 2.0 ac)

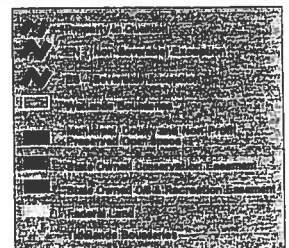
Total = 118.1 ac

West Deptford Twp., Gloucester County



Tidelands Disclaimer: The linear features depicted on this map were derived from the NJDEP's CD Rom Series 1, Volume 4 "Tidelands Claims Maps". These linear features are not an official NJDEP determination and should only be used as general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Riparian Claims.

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Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
U - Uplands
W - Water

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJ 2002 Infra-Red Color Aerial Image

July 3, 2008

County	Municipality	App Acres	SABIC Grants (Per Acre)	Negotiated & Approved Per Acre	SABIC Grant Per Acre	Estimated Beneficiaries	SABIC Cost Share	BASE GRANT			COMPETITIVE GRANT			TOTAL	ELIGIBILITY	
								Ennumbrd at Final	Expend	Balance	Ennumbrd at Final	Voucher	Expend		FY18 Balance subject to availability	FY18 Balance subject to availability
Farmer	Municipality	App Acres	SABIC Grants (Per Acre)	Negotiated & Approved Per Acre	SABIC Grant Per Acre	Estimated Beneficiaries	SABIC Cost Share	Ennumbrd at Final	Expend	Balance	Ennumbrd at Final	Voucher	Expend	FY18 Balance subject to availability	FY18 Balance subject to availability	
DiBella, Joseph & Wright, DiBella, Michael & Jane	Woodwich	128.018	11,850.00	11,850.00	7,110.00	1,528,883.30	917,317.98	917,317.98	917,317.98	1,582,682.02	89,448.08	89,448.08	89,448.08	2,910,553.92		
DiBella, Michael & Jane	Woodwich	91.446	12,250.00	12,250.00	7,350.00	1,120,213.50	872,128.10		582,682.02	1,000,000.00	894,950.40	894,950.40	894,950.40	2,015,603.52		
Still Run Properties LLC	Manitua	93.233	16,000.00	16,000.00	9,600.00	1,491,728.00	884,950.40				476,100.00	476,100.00	476,100.00	1,539,503.52		
Chiuscarello, Matthew	Woodwich	52.900	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00						208,748.40	1,330,755.12		
Prowse, Gary	Manitua	24.851	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40						504,847.20	825,907.92		
Heatherwood Farms III, L.L.C.	Woodwich	77.992	11,000.00	11,000.00	6,600.00	857,912.00	504,847.20						491,685.60	334,222.32		
W.W. Heritage Sons, Inc.	Harrison	37.000	24,500.00	24,500.00	14,700.00	819,478.00	491,685.60						878,240.00	0.00	4,455,982.32	
Bezr Homes LLC (Zack)	Greenwich	111.800	28,000.00	28,000.00	16,800.00	3,130,400.00	1,878,240.00	1,000,000.00							3,668,290.38	
Maccherone, Santo J/J Ayling, A. & R.	South Harrison	110.321	11,900.00	11,900.00	7,140.00	1,312,819.90	787,691.94								3,234,748.58	
Holzhauser, Charles & Son Palane, Alfio & Mary T.	Washington	35.420	20,400.00	22,400.00	12,240.00	793,408.00	433,540.80									
Urban, George and Robert Stelka, Robert Sr. & William Jr. (#4)	Harrison	90.000	21,100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00								2,095,349.58	
Waiting for final approval	Greenwich	124.660	12,300.00	12,300.00	7,380.00	1,533,318.00	919,990.80								1,175,358.78	
Rambo	West Deptford	108.400	9,500.00	9,500.00	5,700.00	1,010,800.00	606,480.00								568,878.78	
Elk	Greenwich	32.252	13,000.00	13,000.00	7,800.00	419,276.00	251,565.60									
Lanza, Noreen	Elk	42.000	6,250.00		3,750.00		157,500.00									
Riallaghello	Greenwich	78.000	7,800.00		4,800.00		374,400.00									
Marino, J & S	Harrison	18.000	15,500.00		9,300.00		167,400.00									
Glaventa	South Harrison	132.000	8,900.00		5,340.00		704,880.00									
DeSilmona	Logan	45.000	8,600.00		3,860.00		178,200.00									
Sorbello, Thomas & Marie	E. Greenwich	67.000	8,100.00		4,860.00		325,620.00									
Meagher, Gary	South Harrison	17.000	11,000.00		6,600.00		112,200.00									
Dormann, John & Karen	Harrison	28.000	17,750.00		10,650.00		298,200.00									
Cavallaro, John Angelo	Greenwich	17.000	9,000.00		5,400.00		91,800.00									
Haymex, Daniel & Elinor	Logan	37.000	9,200.00		5,520.00		204,240.00									
Sanil Estate	Elk	32.000	7,000.00		4,200.00		134,400.00									
	Harrison	78.000	23,800.00		14,280.00		1,085,280.00									
	Harrison	78.000	22,000.00		13,200.00		1,029,600.00									
Ennumbrd/Expend FY11								0.00	1,500,000.00	0.00	334,222.32		2,085,777.68	0.00		
Ennumbrd/Expend FY18								1,885,000.00	1,500,000.00	0.00	2,085,000.00		2,085,000.00	0.00		
Total		1,178				17,466,626	15,046,407	1,000,000.00	1,500,000.00	0.00	4,785,444.64		2,465,777.68	0.00	3,89,978.78	
Reprogram Out																

New Jersey Farmland Preservation
Competative Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DeVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Urban
08-0090-PG
FY 2009 County PIG Program
119 Acres

Block 375	Lot 2	West Deptford Twp.	Gloucester County
Block 374	Lot 1	West Deptford Twp.	Gloucester County

SOILS:	Local	6.42% *	.05	=	.32
	Other	16.31% *	0	=	.00
	Prime	42% *	.15	=	6.30
	Statewide	33.27% *	.1	=	3.33
	Unique zero	2% *	0	=	.00

SOIL SCORE: 9.95

TILLABLE SOILS:	Cropland Pastured	14% *	.15	=	2.10
	Cropland Harvested	66% *	.15	=	9.90
	Wetlands	12% *	0	=	.00
	Woodlands	8% *	0	=	.00

TILLABLE SOILS SCORE: 12.00

FARM USE:	Cash Grains	40 acres
	Wheat-Cash Grain	39 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: No Nonagricultural Uses
 - b. Exceptions:
 - 1st two (2) acres for around existing house
 - Exception is not to be severed from Premises
 - Right to Farm language is to be included in Deed of Easement
 - Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(15)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**GLOUCESTER COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Robert J. Stefka, Sr. & William R. Stefka, Jr. ("Owner")
Greenwich Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0119-PG**

March 28, 2013

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Gloucester County received SADC approval of its FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on June 25, 2009 the SADC received an application for the sale of a development easement from Gloucester County for the Stefka #4 Farm identified as Block 262, Lot 3, Greenwich Township, Gloucester County, totaling 32.252 surveyed acres hereinafter referred to as "Property" (Schedule A) ; and

WHEREAS, the Property is located in Gloucester County's Delaware River Project Area; and

WHEREAS, the Property includes one 3.75 acre severable exception area for a future single family residence; and

WHEREAS, the Property has zero (0) existing single family residences, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

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

WHEREAS, because the application was originally in process prior the creation of SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses, and the County has preserved the farm with no SADC funding the landowner did not receive or sign guidance documents; and

WHEREAS, the Property has a quality score of 47.03 which is greater than 70% of the County's average quality score of 37 as determined by the SADC on July 26, 2007; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 12, 2009 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 23, 2010, the SADC certified a development easement value of \$13,000 per acre based on zoning and environmental regulations in place as of June 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to sell their development easement for \$13,000 per acre; and

WHEREAS, on February 1, 2013, 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, Gloucester County closed on the development easement on February 27, 2012 for \$419,276.00 (\$13,000 per acre); and

WHEREAS, currently the County has no base grant funding available and \$568,878.78 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and

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, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and

WHEREAS, since the County has already closed on this property it is not requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on the 32.252 surveyed acres; and

Cost share breakdown based on 32.252 acres:

	<u>Cost Share</u>
SADC	\$251,565.60 (\$7,800 / acre)
<u>Gloucester County</u>	<u>\$167,710.40 (\$5,200 / acre)</u>
	\$419,276.00 (\$13,000 / acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Greenwich Township Committee approved the application on August 16, 2010, on February 14, 2013 the Gloucester County Agriculture Development Board and on February 20, 2013 the Gloucester County Board of Chosen Freeholders approved the County's request for a cost share reimbursement from the SADC; and

WHEREAS the Gloucester County Agriculture Development Board is requesting \$251,565.60 from its FY13 Competitive funding leaving a remaining eligibility of \$317,313.80 from the FY13 competitive grant fund (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 consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising 32.252 surveyed acres, at a State cost share of \$7,800 per acre, (60% of the easement purchase price) for a total grant need of \$251,565.60 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that 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 premises 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 of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

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

3/28/13

Date

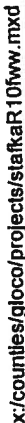


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

Douglas H. Fisher, Chairman	YES
Cecile Murphy, (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chairman	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT

Schedule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stefka, Robert
Block 262 Lots P/O 3 (33.62 ac) & P/O 3-ES (severable exception - 3.75 ac)
Gross Total = 37.37 ac
Greenwich Twp., Gloucester County



TIDELANDS DISCLAIMER:
The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4, "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 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:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOT/OGIS 2007/2008 Digital Aerial Image

Date: 7/20/2009

Applicant	Municipality	App. Acres	SABG Certified Per Acre	SABG Approved Per Acre	SABG Grant Per Acre	Eligible Acres	SABG	BASE GRANT				COMPETITIVE GRANT		TOTAL	Eligibility
								Encumbered at Final	Expended	Balance	Encumbered at Final	Voucher	Expended		
DiBella, Joseph & Wright, LLC	Woolwich	129.018	11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98	917,317.98	917,317.98	1,582,882.02	89,446.08	89,446.08	89,446.08	4,407,327	3,000,000
DiBella, Michael & Jane	Woolwich	91.448	12,250.00	12,250.00	7,350.00	1,120,213.50	872,128.10	872,128.10	872,128.10	1,000,000.00	894,950.40	894,950.40	894,950.40	30,817,413	5,000,000
Still Run Properties LLC	Manlius	93.233	16,000.00	16,000.00	9,600.00	1,491,726.00	894,950.40				476,100.00	476,100.00	476,100.00		
Chluccarello, Matthew	Woolwich	52.901	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00				208,748.40	208,748.40	208,748.40		
Prowe, Gary	Manlius	24.851	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40				514,747.20	504,847.20	504,847.20		
Heatherwood Farms III, L.L.C.	Woolwich	77.992	11,000.00	11,000.00	6,600.00	857,912.00	504,847.20				491,685.60	491,685.60	491,685.60		
W.W. Heritage Sons, Inc.	Harrison	37.000	24,500.00	24,500.00	14,700.00	819,478.00	491,685.60				878,240.00				
Bez Homes LLC (Zeck)	Greenwich	11.800	28,000.00	28,000.00	16,800.00	3,130,400.00	1,878,240.00	1,000,000.00		0.00					4,455,982.32
Maccherone, Santo J.J.	South Harrison	110.321	11,900.00	11,900.00	7,140.00	1,312,819.90	787,691.94				787,691.94				3,668,290.38
Ayling, A. & R.	Washington	35.420	20,400.00	22,400.00	12,240.00	793,408.00	433,540.80				433,540.80				3,234,749.58
Holtzhauser, Charles & Son	Harrison	90.000	21,100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00				1,139,400.00				2,095,349.58
Palane, Alito & Mary T.	Greenwich	124.860	12,300.00	12,300.00	7,380.00	1,533,318.00	919,990.80				919,990.80				1,175,358.78
Urban, George and Robert	West Deptford	108.400	9,500.00	9,500.00	5,700.00	1,010,800.00	808,480.00				808,480.00				568,878.78
Stefka, Robert Sr. & William Jr. (H4)	Greenwich	32.252	13,000.00	13,000.00	7,800.00	419,276.00	251,565.60				251,565.60				317,313.18
Waiting for final approval															
Rambo	Elk	42.000	6,250.00		3,750.00		157,500.00								
Lanza, Noreen	Greenwich	78.000	7,800.00		4,800.00		374,400.00								
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Cavallaro, John Angelo	Logan	37.000	9,200.00		5,520.00		204,240.00								
Haynec, Daniel & Ellnor	Elk	32.000	7,000.00		4,200.00		134,400.00								
Benit Estate	Harrison	76.000	23,800.00		14,280.00		1,085,280.00								
		78.000	22,900.00		13,200.00		1,029,600.00								
Encumbered/Expended FY11								0.00	1,566,000.00	0.00	834,222.32		2,665,777.68	0.00	
Encumbered/Expended FY12								1,000,000.00	0.00	0.00	2,665,777.68		2,665,777.68		817,813.18
Total		1,784				1,058,826	16,046,467	1,000,000.00	1,566,000.00	0.00	6,016,995.14		2,665,777.68		
Reprogram Out															

New Jersey Farmland Preservation
Competitive Ranking Report
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Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
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Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
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Cumberland County	Lawrence Twp.	DeVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
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Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Stefka Farm #4
08-0119-PG
County PIG Program
34 Acres

Block 262	Lot 3	Greenwich Twp.	Gloucester County
SOILS:		Prime	7.5% * .15 = 1.13
		Statewide	57% * .1 = 5.70
		Unique zero	35.5% * 0 = .00
			SOIL SCORE: 6.83
TILLABLE SOILS:		Cropland Harvested	51% * .15 = 7.65
		Wetlands	22% * 0 = .00
		Woodlands	27% * 0 = .00
			TILLABLE SOILS SCORE: 7.65
FARM USE:		Hay	6 acres
		Soybeans-Cash Grain	11 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: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (3.75) acres for future dwelling
 - Exception is severable
 - Right to Farm language is to be included in Deed of Future Lot
 - Exception is to be restricted to one single family residential unit(s)
 - Variance would be required for residential development
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - No Structures On Premise
 - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(16)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Cross Farm Associates, LP #1 ("Owner")
Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0118-PG

March 28, 2013

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its 2013 PIG Planning application annual update on May 24, 2012; and

WHEREAS, on December 3, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the Cross Farm Associates, LP #1 Farm identified as Block 19, Lot 3, Hopewell Township, Cumberland County, totaling 14.172 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; and

WHEREAS, the Property includes one 1.5 acre severable exception area for a future single family residence; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a rank score of 57.76 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 27, 2009; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on March 1, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 24, 2011 the SADC certified a development easement value of \$9,250 per acre based on zoning and environmental regulations in place as of July 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$9,250 per acre for the development easement on the Property; and

WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently the County has \$1,000,000 of base grant funding available and is eligible for up to \$94,751.78 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and

WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and

WHEREAS, as per NRCS Conservation Programs Manual, Part 519 - Farm and Ranch Lands Protection Program, Subpart G - Conservation Easements, farms less than 20 acres in size may have a maximum impervious cover restriction of 1-acre; and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 1-acre limit on impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area; and

WHEREAS, the impervious cover language in the Deed of Easement for farms receiving an SADC grant is:

"Impervious surface, for purposes of this Deed of Easement, is defined as any structure or surface that prevents the infiltration of precipitation into the land. Examples of impervious surface include, but are not limited to, pavement, sidewalks, permanent driveways, machine compacted soil, compacted stone areas, roof tops, barns, sheds, houses, garages, commercial buildings, agricultural buildings, hoop houses, greenhouses, plastic or other impermeable ground cover and foundations. This term shall not include seasonal structures or ground covers that remain in place for no more than ten months per calendar year, unimproved farm lanes, or areas in field-based crop production. Conservation practices listed in the United States Department of

Agriculture's natural Resources Conservation Service Field Office Technical Guide are not considered impervious surface when implemented according to the practice standard."

WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$7,800 per acre or \$3,900 x 14.172 acres (\$55,270.80 subject to final approval by the NRCS review appraiser); and

Cost share breakdown prior to FRPP Grant based on 14.172 acres

	<u>Total</u>	
SADC	\$78,654.60	(\$5,550/acre)
Cumberland County	\$52,436.40	(\$3,700/acre)
Total Easement Purchase	\$131,091.00	

Estimated Cost share breakdown if \$55,270.80 FRPP Grant is approved and applied:

	<u>Total</u>	<u>FRPP \$</u>	<u>New Cost Share</u>
SADC	\$78,654.60 (\$5,550/acre)	\$ 2,834.40	\$75,820.20
Cumberland County	\$52,436.40 (\$3,700/acre)	\$52,436.40	\$0
FRPP Grant			<u>\$55,270.80</u>
	\$131,091.00	\$55,270.80	\$131,091.00

WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$ 78,654.60 from the base grant, leaving a balance of \$921,345.20 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 26, 2011 the Hopewell Township Committee approved the application with no municipal cost share funding; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on May 11, 2011 and secured a commitment of funding for \$3,700 per acre (40% of the easement purchase) from the Cumberland County Board of Chosen Freeholders for the required local match on August 23, 2011 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; 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 consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Owner's Farm, comprising 14.172 surveyed acres, at a State cost share of \$5,550.00 per acre (60% of certified market value and purchase price) for a total grant need of

\$78,654.60 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share: and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that 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 premises 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 of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

3/28/13

Date

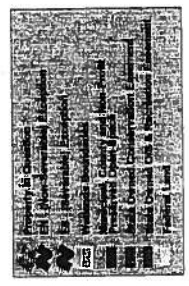
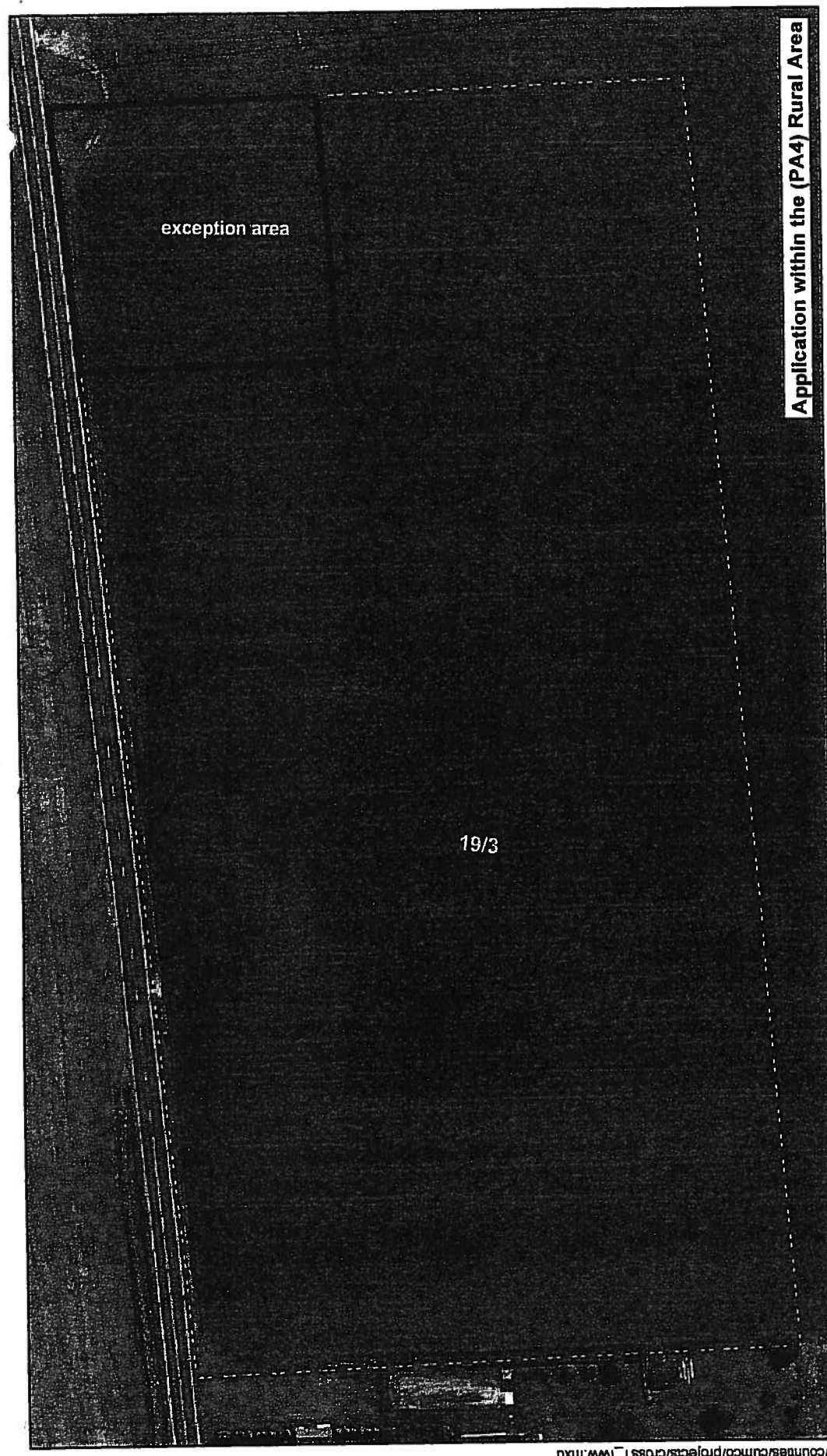


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Cecile Murphy, (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chairman	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT

Schedule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Cross Farm Associates, LP (#1)
 Block 19 Lots P/O 3 (15.1 ac)
 & P/O 3-ES (severable exception - 1.5 ac)
 Gross Total = 16.6 ac
 Hopewell Twp., Cumberland County

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 and other data contained in this file and primarily for planning purposes. The user is responsible for the accuracy of the data contained in this file and is not 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.

Part	Municipality	Ago Acres	Preclear Acres	SUDS Certified Per Acre	Negotiated & Approved Per Acre	Cable Grant \$/Per Acre	Exclusion Consideration	BADG	BASE GRANT				COMPETITIVE GRANT	TOTAL	ELIGIBILITY
									Total base grant:			Encumbered at Final			
									Estimated at Filed	Proposed	Balance				
									Estimated at Filed	Proposed	Balance				
Shimp, Newton B. III	Slow Creek	102	101.915	4,500.00	4,500.00	3,100.00	489,617.50	315,936.50	325,356.90	315,936.50	25,184,962.90				
Kacawich, Norman & Lynette	Slow Creek	17.37	16.963	8,000.00	8,000.00	4,900.00	135,704.00	75,704.00	87,665.90	75,704.00	2,108,359.50				
Jones, Clifton & Dorothy	Greenwich	70	70.700	4,000.00	4,000.00	2,800.00	274,000.00	169,000.00	201,880.00	169,000.00	1,939,359.50				
Newton, Thomas	Greenwich	45.3	45.091	4,500.00	4,500.00	3,100.00	195,853.50	100,065.50	144,842.90	100,065.50	1,839,294.00				
Dickinson, Everett et al	Shiloh Boro	40	40.842	6,300.00	6,300.00	4,050.00	257,178.80	165,329.10	168,860.00	165,329.10	1,673,964.90				
Cum City/Kates, Thomas	Lawrence	25	25.407	5,200.00	6,500.00	3,500.00	185,145.50	88,924.50	90,125.00		1,585,040.40				
Coll #1, Kevin A.	Slow Creek	47	47.500	4,900.00	4,900.00	3,340.00	224,910.00	153,306.00	161,689.40	153,306.00	1,431,734.40				
Cum City/Sheppard Anne	Greenwich	71	71.542	3,750.00	4,082.81	2,650.00	292,092.20	189,791.30	193,794.50	189,791.30	1,242,943.10				
Coll #2, Kevin A.	Slow Creek	41	41.200	5,100.00	5,100.00	3,450.00	198,900.00	134,550.00	145,693.50	134,550.00	1,108,393.10				
Adamucci #2, Carmen	Hopewell	48	47.194	7,200.00	7,200.00	4,500.00	339,786.80	212,373.00	1,489.70	1,489.70	1,108,903.40	222,480.00	210,883.30	2,789,116.7	
Cumberland Co/Riggins #2	Slow Creek	76.154	76.154	3,500.00	3,500.00	2,500.00	266,021.00	190,015.00				190,385.00	190,015.00	2,599,101.70	
Ruske, Roger, Margaret & Chris	Fairfield Twp.	205	205.792	5,500.00	5,500.00	3,650.00	1,131,856.00	648,244.80				770,697.50	648,244.80	1,950,856.90	
Van Meter, Alfred #1	Hopewell	40	38.259	6,700.00	6,700.00	4,250.00	262,485.80	169,489.50				175,100.00	168,489.50	1,784,367.40	
Keung Lam Realty	Hopewell	41	40.846	6,700.00	6,700.00	4,250.00	273,688.20	173,595.50				179,477.50	173,595.50	1,610,771.90	
Paladino, Vincent	Lawrence	69	138.500	4,300.00	4,300.00	2,980.00	297,560.00	209,216.00				211,788.80	209,216.00	1,404,555.90	
Battlinger, Frank P., III	Deerfield	30	28.908	7,000.00	7,000.00	4,400.00	184,842.00	116,188.40				135,980.00	116,188.40	1,288,369.50	
Minch, Michael et al	Hopewell	70	70.821	6,500.00	6,500.00	4,150.00	452,666.50	108,079.96				299,215.00	108,079.96	1,182,289.54	
DeWilde,Bakker Jr., Abram #1	Hopewell	11	11.124	12,000.00	12,000.00	7,260.00	134,600.40	80,760.24			1,104,786.94	82,255.80		1,103,645.76	
DeWilde,Bakker Jr., Abram #2	Shiloh Boro	60	58.778	7,000.00	7,000.00	4,400.00	411,425.70	258,610.44		7,827.41	1,096,959.53	284,185.40	250,783.03	852,882.73	
Cum.Co/Mooneyham	Greenwich	23.449	23.449	6,800.00	6,650.00	4,225.00	155,935.85	96,959.53		99,072.03	96,959.53	1,000,000.00	383,619.60	469,243.13	
Cruzan, Daniel & Diane	Hopewell	92.412	92.475	6,300.00	6,300.00	4,050.00	582,542.10	374,491.35				374,288.60	374,491.35	94,751.78	
Cross #1	Hopewell	14.172	14.172	9,250.00	9,250.00	5,550.00	131,091.00	78,654.60		78,654.60	921,345.40				5,000,000.00
Encumbered/Expended FY11									2,116.46	287,883.94	0.00		2,826,804.44	179,398.56	
Encumbered/Expended FY12									2,000.00	6.99	32,134.10		0.00	16.18	4,200,000.00
Total		2,618	1,404				7,438,267	4,117,118.7	86,771.06	1,497,866.64	621,346.40	0.00	2,826,804.44	179,398.56	
Reprogram Out															
Reprogram Out															

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Cross Farm Associates, LP #1
06-0118-PG
County PIG Program
15 Acres

Block 19 Lot 3 Hopewell Twp. Cumberland County

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

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: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (1.5) acres for Future Dwelling
Exception is severable
Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions:
 1. FY2011 FRPP funding via NJCF
 - d. Additional Conditions:

Pursuant to Federal Farm and Ranch Land Protection Program, and since the property is less than 20 acres the maximum impervious coverage is 1 acre
 - e. Dwelling Units on Premises:

No Structures On Premise
 - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(17)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Cross Farm Associates, LP #2 ("Owner")
Hopewell Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0117-PG**

March 28, 2013

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its 2013 PIG Planning application annual update on May 24, 2012; and

WHEREAS, on December 3, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the Cross Farm Associates, LP #2 Farm identified as Block 19, Lot 7, Hopewell Township, Cumberland County, totaling 55.672 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; and

WHEREAS, the Property includes one 1.5 acre severable exception area for a future single family residence; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a rank score of 59.08 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 27, 2009; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on March 1, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 24, 2011 the SADC certified a development easement value of \$6,500 per acre based on zoning and environmental regulations in place as of July 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$6,500 per acre for the development easement on the Property; and

WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently the County has \$921,345.40 of base grant funding available and is eligible for up to \$94,751.78 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and

WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 3.34-acre limit on impervious cover (6%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and

WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$4,900 per acre or \$2,450 x 55.672 acres (\$136,394.40 subject to final approval by the NRCS review appraiser); and

Cost share breakdown prior to FRPP Grant based on 55.672 acres

	<u>Total</u>
SADC	\$231,038.80 (\$4,150/acre)
Cumberland County	<u>\$130,829.20 (\$2,350/acre)</u>
Total Easement Purchase	\$361,868.00

Estimated Cost share breakdown if \$136,394.40 FRPP Grant is approved and applied:

	<u>Total</u>	<u>FRPP \$</u>	<u>New Cost Share</u>
SADC	\$231,038.80(\$4,150/acre)	\$ 5,567.20	\$225,471.60
Cumberland County	\$130,829.20(\$2,350/acre)	\$130,829.20	\$0
FRPP Grant			
	\$361,868.00	\$136,394.40	\$361,868.00

WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$231,038.80 from the base grant, leaving a balance of \$690,306.60 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 26, 2011 the Hopewell Township Committee approved the application with no municipal cost share funding; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on May 11, 2011 and secured a commitment of funding for \$2,350 per acre (36.15% of the easement purchase) from the Cumberland County Board of Chosen Freeholders for the required local match on August 23, 2011 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; 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 consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Owner's Farm, comprising approximately 55.672 surveyed acres, at a State cost share of \$4,150 per acre (63.85% of certified market value and purchase price) for a total grant need of \$231,038.80 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that 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 premises 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 of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

3/28/13
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Cecile Murphy, (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chairman	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT

Schedule A

x:\counties\cumco\projects\cross2_fwv.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Cross Farm Associates, LP (#2)
Block 19 Lots P/O 7 (55.4 ac)
& P/O 7-ES (severable exception - 1.5 ac)
Gross Total = 56.9 ac
Hopewell Twp., Cumberland County



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

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.

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOT/IOGIS 2007/2008 Digital Aerial Image

December 28, 2010

20240115

Cumberland County

-----are available here: http://www.2007rules.com/Fund_Tracking/2013/cyfigmainchartstatus.xls

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Cross Farm Associates, LP #2
06-0117-PG
County PIG Program
57 Acres

Block 19	Lot 7	Hopewell Twp.	Cumberland County
SOILS:		Prime	100% * .15 = 15.00
			SOIL SCORE: 15.00
TILLABLE SOILS:		Cropland Harvested	100% * .15 = 15.00
			TILLABLE SOILS SCORE: 15.00
FARM USE:	Irish Potatoes-Field Crop	13 acres	
	Sod	45 acres	
	Soybeans-Cash Grain	25 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: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (1.5) acres for Future dwelling
 - Exception is severable
 - Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions:
 1. FY2011 FRPP via NJCF
 - d. Additional Conditions:

Pursuant to Federal Farm and Ranch Land Protection Program the landowner agreed to a maximum impervious coverage of 6% or 3.34 acres.
 - e. Dwelling Units on Premises:

No Structures On Premise
 - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(18)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Cross Farm Associates, LP #3 ("Owner")

Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq.

SADC ID# 06-0115-PG

March 28, 2013

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its 2013 PIG Planning application annual update on May 24, 2012; and

WHEREAS, on December 3, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the Cross Farm Associates, LP #3 Farm identified as Block 19, Lot 2, Hopewell Township, Cumberland County, totaling approximately 68 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; and

WHEREAS, the Property includes one 1.5 acre severable exception area for a future single family residence; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a rank score of 66.39 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 27, 2009; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 19, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 22, 2011 the SADC certified a development easement value of \$5,000 per acre based on zoning and environmental regulations in place as of July 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$5,000 per acre for the development easement on the Property; and

WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently the County has \$690,306.60 of base grant funding available and is eligible for up to \$94,751.78 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and

WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 5.66-acre limit on impervious cover (8.33%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 70.04 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$4,400 per acre or \$2,200 x 68 acres (\$149,600 subject to final approval by the NRCS review appraiser; and

Cost share breakdown prior to FRPP Grant based on 70.04 acres

	<u>Total</u>	
SADC	\$238,136.00	(\$3,400/acre)
Cumberland County	<u>\$112,064.00</u>	(\$1,600/acre)
Total Easement Purchase	\$350,200.00	

Estimated Cost share breakdown if \$149,600 FRPP Grant is approved and applied:

	<u>Total</u>	<u>FRPP \$</u>	<u>New Cost Share</u>
SADC	\$238,136 (\$3,400/acre)	\$37,536	\$200,600
Cumberland County	\$112,064 (\$1,600/acre)	\$112,064	\$0
FRPP Grant			<u>\$149,600</u>
	\$350,200	\$149,600	\$350,200

WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$238,136 from the base grant, leaving a balance of \$452,170.60 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on July 12, 2012 the Hopewell Township Committee approved the application with no municipal cost share funding; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on June 13, 2012 and secured a commitment of funding for \$1,600 per acre from the Cumberland County Board of Chosen Freeholders for the required local match on June 26, 2012 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; 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 consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Cross #3 Farm, comprising approximately 70.04 acres, at a State cost share of \$3,400 per acre (68% of certified market value and purchase price) for a total grant need of \$238,136 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that 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 premises 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 of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

3/28/13
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Cecile Murphy, (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chairman	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT

Schedule B

Cumberland County

years15ADCPPlanning Incentive Grant -2007 rules CountyFund tracking2013dcyplghnnc1slatatus.xls

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Cross Farm Associates, LP #3
06-0115-PG
County PIG Program
68 Acres

Block 19	Lot 2	Hopewell Twp.	Cumberland County
SOILS:		Prime	93% * .15 = 13.95
		Statewide	7% * .1 = .70
			SOIL SCORE: 14.65
TILLABLE SOILS:		Cropland Harvested	100% * .15 = 15.00
			TILLABLE SOILS SCORE: 15.00
FARM USE:		Soybeans-Cash Grain	64 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: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (1.5) acres for Future Dwelling
Exception is severable
Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions:
 1. FY2011 funding via NJCF
 2. Pursuant to the Federal Farm and Ranch Land Protection Program the landowner agreed to a maximum impervious coverage of 5.66 acres or 8.33%.
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No Structures On Premise
 - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(19)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Cross Farm Associates, LP #4 ("Owner")
Hopewell Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0116-PG**

March 28, 2013

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its 2013 PIG Planning application annual update on May 24, 2012; and

WHEREAS, on December 3, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the Cross Farm Associates, LP #4 Farm identified as Block 19, Lot 2.09, Hopewell Township, Cumberland County, totaling approximately 68 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and

WHEREAS, the Property includes one 1.5 acre severable exception area for a future single family residence; and

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a rank score of 61.50 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 27, 2009; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 19, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 22, 2011 the SADC certified a development easement value of \$6,200 per acre based on zoning and environmental regulations in place as of July 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$6,200 per acre for the development easement on the Property; and

WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently the County has \$452,170.60 of base grant funding available and is eligible for up to \$94,751.78 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and

WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 5.66-acre limit on impervious cover (8.33%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore 70.04 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$5,900 per acre or \$2,950 x 68 acres (\$200,600 subject to final approval by the NRCS review appraiser); and

Cost share breakdown prior to FRPP Grant based on 70.04 acres

	<u>Total</u>	
SADC	\$280,160	(\$4,000/acre)
Cumberland County	<u>\$154,088</u>	(\$2,200/acre)
Total Easement Purchase	\$434,248	

Estimated Cost share breakdown if \$200,600 FRPP Grant is approved and applied:

	<u>Total</u>	<u>FRPP \$</u>	<u>New Cost Share</u>
SADC	\$280,160 (\$4,000/acre)	\$46,512	\$233,648
Cumberland County	\$154,088 (\$2,200/acre)	\$154,088	\$0
FRPP Grant			<u>\$200,600</u>
	\$434,248	\$200,600	\$434,248

WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$280,160 from the base grant, leaving a balance of \$172,010.60 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on July 12, 2012 the Hopewell Township Committee approved the application with no municipal cost share funding; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on June 13, 2012 and secured a commitment of funding for \$2,200 per acre from the Cumberland County Board of Chosen Freeholders for the required local match on June 26, 2012 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; 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 consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Owner's Farm, comprising approximately 70.04 acres, at a State cost share of \$4,000.00 per acre (64.51% of certified market value and purchase price) for a total grant need of \$280,160 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share: and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that 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 premises 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 of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

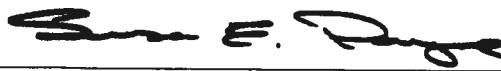
BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

3/28/13

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Cecile Murphy, (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chairman	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT

Schedule A

Application within the (PA4) Rural Area

19/ 2

exception area →

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

**Cross Farm Associates, LP (#4)
Block 19 Lots P/O 2 (70.9 ac)
and P/O 2-ES (severable exception - 1.5 ac)
Gross Total = 72.4 ac
Hopewell Twp., Cumberland County**

N

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 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

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOT/OGIS 2007/2008 Digital Aerial Image

July 28, 2011

JOHN EDVIT D

Cumberland County

----- in a new Member State: 2007 rules Council Fund track/2013 type of financial status is

3/12/2013

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Cross Farm Associates, LP #4
06-0116-PG
County PIG Program
68 Acres

Block 19	Lot p/o 2	Hopewell Twp.	Cumberland County
SOILS:		Other	4% * 0 = .00
		Prime	56% * .15 = 8.40
		Statewide	40% * .1 = 4.00
			SOIL SCORE: 12.40
TILLABLE SOILS:		Cropland Harvested	90% * .15 = 13.50
		Wetlands	3% * 0 = .00
		Woodlands	7% * 0 = .00
			TILLABLE SOILS SCORE: 13.50
FARM USE:	Wheat-Cash Grain		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: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (1.5) acres for Future dwelling
 - Exception is severable
 - Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions:
 1. FY2011 FRPP funding via NJCF
 2. Pursuant to the Federal Farm and Ranch Land Protection Program the landowner has agreed to a maximum impervious coverage of 5.66 acres or 8.33%.
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No Structures On Premise
 - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(20)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
DeWilde #3 ("Owner")
Shiloh Borough, Cumberland County

N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0113-PG

March 28, 2013

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its 2013 PIG Planning application annual update on May 24, 2012; and

WHEREAS, on November 22, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the DeWilde #3 Farm identified as Block 13, Lots 3 & 4, Shiloh Borough, Cumberland County, totaling 68.378 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; and

WHEREAS, the Property includes a 1 acre severable exception area for an existing single family residence, a 3 acre severable exception area for an existing single family residence and a 2 acre severable exception area for a packing house or other non-agricultural/non-residential use; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a rank score of 51.14 which exceeds 42, which is 70% of the County's average quality score of 42 as determined by the SADC on July 23, 2009; and WHEREAS, at the time of application the Property was in wheat and potato production; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on March 22, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 24, 2011 the SADC certified a development easement value of \$6,500 per acre based on zoning and environmental regulations in place as of July 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$6,500 per acre for the development easement on the Property; and

WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently the County has \$172,010.60 of base grant funding available and is eligible for up to \$94,751.78 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and

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, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and

WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 5.70-acre limit on impervious cover (8.33%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and

WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$6,200 per acre or \$3,100 x 68.378 acres (\$211,971.80 subject to final approval by the NRCS review appraiser); and

Cost share breakdown prior to FRPP Grant based on 68.378 acres

	<u>Total</u>	
SADC	\$283,768.70	(\$4,150/ acre)
Cumberland County	\$160,688.30	(\$2,350/ acre)
Total Easement Purchase	\$444,457.00	

Estimated Cost share breakdown if \$211,971.80 FRPP Grant is approved and applied:

	<u>Total</u>	<u>FRPP \$</u>	<u>New Cost Share</u>
SADC	\$283,768.70 (\$4,150/ acre)	\$ 51,283.50	\$232,485.20
Cumberland County	\$160,688.30 (\$2,350/ acre)	\$160,688.30	\$0
FRPP Grant			\$211,971.80
	\$444,457.00	\$211,971.80	\$444,457.00

WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$283,768.70, by utilizing the remaining base grant of \$172,010.60, the remaining FY11 competitive funding of \$94,751.78 and \$17,006.32 from the FY 2013 competitive funding, leaving a balance of \$4,982,993.68 in FY2013 in competitive grant funding (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 6, 2011 the Shiloh Borough Committee approved the application with no municipal cost share funding; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on May 11, 2011 and secured a commitment of funding for \$2,350 per acre (36.15% of the easement purchase) from the Cumberland County Board of Chosen Freeholders for the required local match on December 27, 2011 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; 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 consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Owner's Farm, comprising 68.378 acres, at a State cost share of \$4,150.00 per acre (63.84% of certified market value and purchase price) for a total grant need of \$283,768.70 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share: and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that 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 premises 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 of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

3/28/13

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

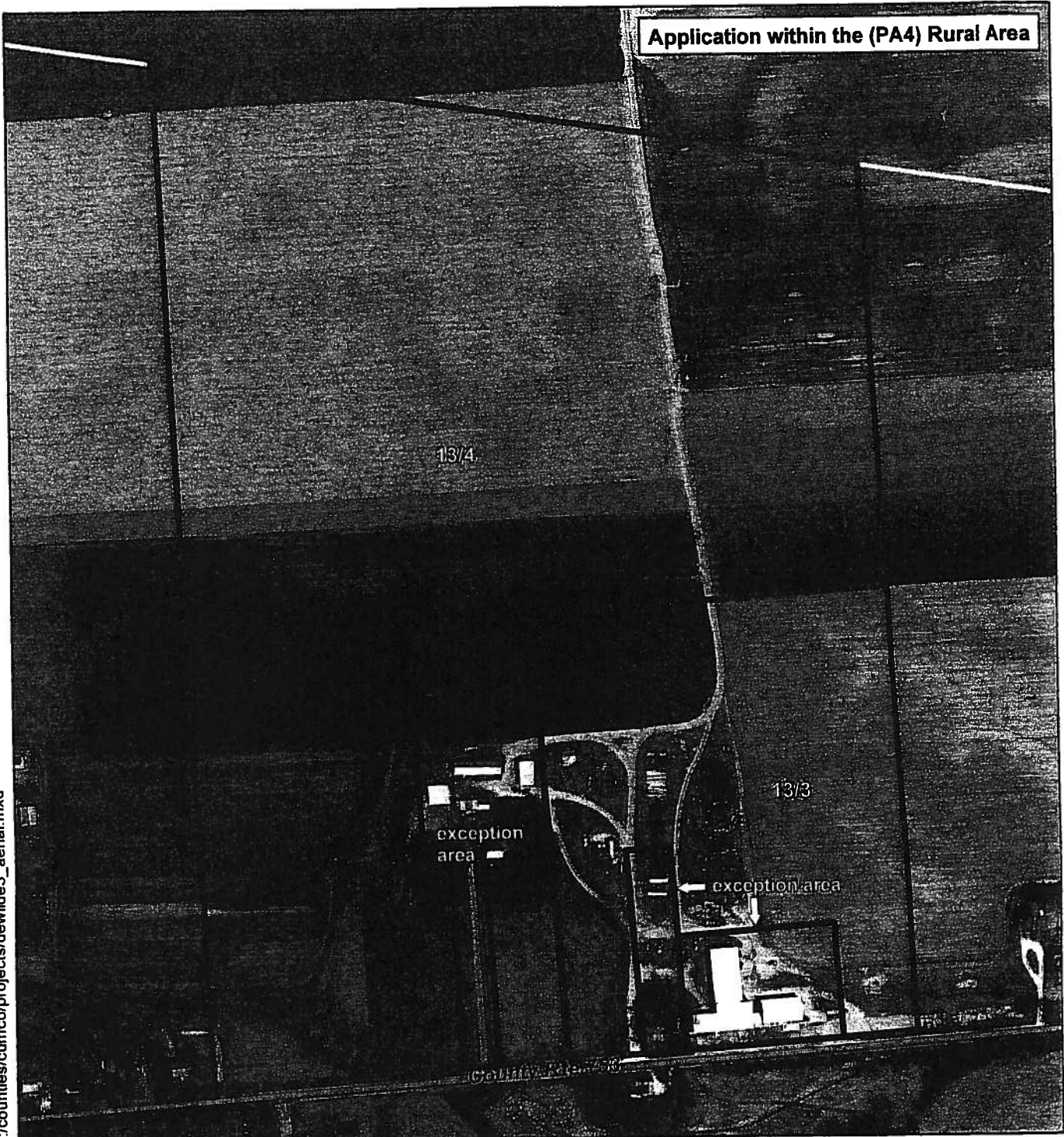
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Cecile Murphy, (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chairman	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT

Schedule A

Application within the (PA4) Rural Area

x:/counties/cumco/projects/dewilde3_aerial.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Abram Bakker/DeWilde Farm Associates (#3)
Block 13 Lots P/O 3 (14.5 ac) & P/O 3-ES (severable exceptions - 1.0 & 2.0 ac);
P/O 4 (52.9 ac) & P/O 4-ES (severable exception - 3.0 ac)
Gross Total = 73.4 ac
Shiloh Boro., Cumberland County



250 125 0 250 500 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 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.

Sources:
Green Acres Conservation Easement Data
NJOT/OGIS 2007/2008 Digital Aerial Image

November 24, 2010

Municipality	App. Area	Plus or Min. Acres	BASIC Bridges & Paved Per Acre	Highways & Approved Per Acre	BASIC Gravel Paved Acre	Estimate Conditioned	BASIC	Total Roads Gravel	1,500,000.00 BASE GRANT				COMPETITIVE GRANT		TOTAL	ELIGIBILITY
									Balance FY11	Balance FY11	Balance FY11	Balance FY11	FY11 Balance	FY11 Balance		
Shimp, Newton B. III	102	1,09,000	4,500.00	4,500.00	3,100.00	458,617.50	315,039.50	214,021.50	225,000.00	315,039.50	214,021.50	225,000.00	315,039.50	214,021.50	225,000.00	3,000,000
Kacawich, Norman & Lynette	17,37	17,37	4,500.00	4,500.00	4,500.00	135,704.00	135,704.00	60,000.00	135,704.00	135,704.00	60,000.00	135,704.00	135,704.00	60,000.00	135,704.00	3,000,000
Jones, Clifton & Dorothy	70	72,100	4,500.00	4,500.00	2,800.00	274,000.00	274,000.00	105,000.00	274,000.00	274,000.00	105,000.00	274,000.00	274,000.00	105,000.00	274,000.00	3,000,000
Newton, Thomas	45.3	45,300	4,500.00	4,500.00	3,100.00	195,953.50	195,953.50	90,000.00	195,953.50	195,953.50	90,000.00	195,953.50	195,953.50	90,000.00	195,953.50	3,000,000
Dickinson, Everett et al	40	41,000	6,000.00	6,000.00	4,050.00	237,178.60	237,178.60	105,328.10	237,178.60	237,178.60	105,328.10	237,178.60	237,178.60	105,328.10	237,178.60	3,000,000
Cum City/Kate, Thomas	25	25,700	6,000.00	6,000.00	3,500.00	165,145.50	165,145.50	88,824.50	165,145.50	165,145.50	88,824.50	165,145.50	165,145.50	88,824.50	165,145.50	3,000,000
Coll #1, Kevin A	47	48,110	4,500.00	4,500.00	3,340.00	224,910.00	224,910.00	105,306.00	224,910.00	224,910.00	105,306.00	224,910.00	224,910.00	105,306.00	224,910.00	3,000,000
Cum City/Sheppard Anne	71	71,100	3,750.00	4,002.81	2,650.00	202,092.20	202,092.20	188,791.30	202,092.20	202,092.20	188,791.30	202,092.20	202,092.20	188,791.30	202,092.20	3,000,000
Coll #2, Kevin A	48	48,200	5,100.00	5,100.00	3,450.00	196,900.00	196,900.00	134,550.00	196,900.00	196,900.00	134,550.00	196,900.00	196,900.00	134,550.00	196,900.00	3,000,000
Admurdick #2, Carmen	78,154	78,154	7,200.00	7,200.00	4,500.00	339,796.80	339,796.80	192,373.00	339,796.80	339,796.80	192,373.00	339,796.80	339,796.80	192,373.00	339,796.80	3,000,000
Cumbrack #2, Carmen	48	48,400	7,200.00	7,200.00	4,500.00	266,021.00	266,021.00	190,015.00	266,021.00	266,021.00	190,015.00	266,021.00	266,021.00	190,015.00	266,021.00	3,000,000
Felldfield Twp.	205	211,150	5,500.00	5,500.00	3,650.00	1,131,856.00	1,131,856.00	648,244.80	1,131,856.00	1,131,856.00	648,244.80	1,131,856.00	1,131,856.00	648,244.80	1,131,856.00	3,000,000
Ruska, Roger, Margaret & Chris	40	41,200	6,700.00	6,700.00	4,250.00	262,465.80	262,465.80	168,489.50	262,465.80	262,465.80	168,489.50	262,465.80	262,465.80	168,489.50	262,465.80	3,000,000
Van Meter, Alfred #1	40	41,200	6,700.00	6,700.00	4,250.00	262,465.80	262,465.80	168,489.50	262,465.80	262,465.80	168,489.50	262,465.80	262,465.80	168,489.50	262,465.80	3,000,000
Keung Lam Realty	69	71,070	4,000.00	4,000.00	2,900.00	297,580.00	297,580.00	203,216.00	297,580.00	297,580.00	203,216.00	297,580.00	297,580.00	203,216.00	297,580.00	3,000,000
Piedmont, Vincent	30	30,900	7,000.00	7,000.00	4,400.00	184,842.00	184,842.00	118,188.40	184,842.00	184,842.00	118,188.40	184,842.00	184,842.00	118,188.40	184,842.00	3,

New Jersey Farmland Preservation
Competative Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DelVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Palane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

CORRECTIONS ✓

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

DeWilde Farm Associates, LP #3
06-0113-PG
County PIG Program
66 Acres

Block 13	Lot 3	Shiloh Boro	Cumberland County
Block 13	Lot 4	Shiloh Boro	Cumberland County

SOILS: Prime 100% * .15 = 15.00

SOIL SCORE: 15.00

TILLABLE SOILS: Cropland Harvested 100% * .15 = 15.00

TILLABLE SOILS SCORE: 15.00

FARM USE:	Wheat-Cash Grain	53 acres
	Irish Potatoes-Field Crop	113 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: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for Existing Residence
Exception is severable
Exception is to be restricted to one single family residential unit(s)
 - 2nd two (2) acres for Packing House
Exception is severable
Exception is to be restricted to zero single family residential unit(s)
 - 3rd three (3) acres for Existing Residence
Exception is severable
Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions:
 1. FY2011 FRPP funding via NJCF
 - d. Additional Conditions:

Pursuant to the Federal Farm and Ranch Land Protection Program the landowner has agreed to a maximum of 5.7 acres of impervious coverage or 8.33%
 - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.