



Drone Pilot Project

- SADC Acquisition staff typically conduct reconnaissance farm visits on Direct Easement Applications.

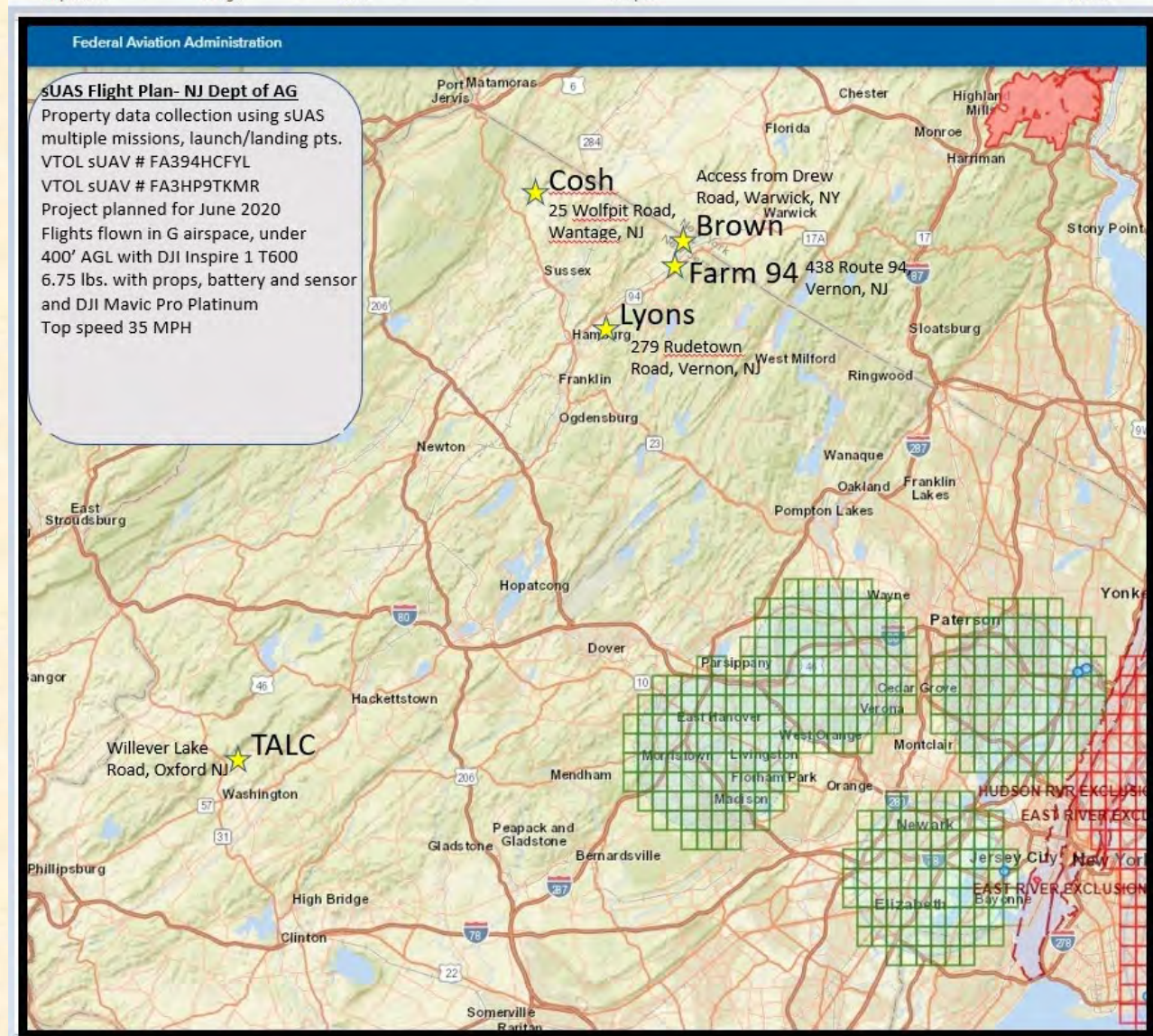
- 5 farms in North Jersey needed reconnaissance farm visits

- 3 in Vernon & 1 Wantage, Sussex County

- 1 in Mansfield, Warren County

- +/- 647 acres total**

- SADC approved a contract to have a private company conduct remote reconnaissance farm visits utilizing drone technology



Helen Lyons, LLC

- +/- 127 acres in Vernon, Sussex County
- Agricultural production: Large plant nursery, beef cattle, fruit tree, woodland management
- Original reconnaissance farm visit conducted in fall 2019 determined that it did not meet SADC minimum eligibility criteria for tillable acreage
- “Priority” State Direct Easement farm









Slide 6





2015 aerial
Tilled land = +/- 18.8 ac



2020 drone footage Google Earth overlay
Tilled land = +/- 27 ac



Lessons Learned

Advantages	Disadvantages
Superior vantage of farm	Fair weather is needed to ensure equipment doesn't malfunction
Identify conservation issues	Analysis of footage afterwards can be time consuming
High resolution visual imaging	A side-by-side video with the flight path map would be helpful
Private company provides unbiased perspective of farm conditions	Does not replace on-the-ground pre-closing baseline farm visits

New Jersey State
Agriculture Development Committee

Soil Protection Standards

Best Management Practices





Unimproved Livestock Training Facilities

Best Management Practice

- design standards for the use of unimproved arenas and tracks at livestock training facilities on preserved premises
- allows for current or proposed agricultural uses while minimizing the potential negative impacts on soil quality

Soil Disturbance Land Use Chart

 Degree of Reversibility	Land Use	Soil Disturbance Class
	Permanent buildings/structures/hardscape	Permanent Soil Disturbance (Red Category)
	Permanent travel lanes	
	Permanent livestock training facilities	
	Permanent parking and storage areas	
	Soil movement below plow layer depth (includes stormwater basins)	
	Improved travel lanes	Semi-Permanent Soil Disturbance (Orange Category)
	Improved livestock training facilities	
	Semi-permanent parking and storage areas	
	Soil stockpiling	
	Geotextiles and geomembranes	Temporary Soil Disturbance (Yellow Category)
	Temporary structures	
	Unimproved travel lanes	
	Unimproved livestock training facilities	
	Temporary parking and storage areas	
	Agricultural water impoundments	
	Ground-mounted solar energy facilities	
	Agricultural production	Soil Protection (Green Category)
	Curtilage/lawn	
	Woodlands	
	Wetlands/streams	
	Conservation practices	

Unimproved Livestock Training Facilities

- No intentional soil compaction
- No topsoil movement
- Surface may have:
 - Grass
 - Bare soil
 - Plant-based mulch
 - Woodchips
 - Up to 2 inches of sand or fine gravel



Unimproved Livestock Training Facilities

- Infiltration rate of surface greater or equal to the underlying soil
- Maintain soil loss below Soil Loss Tolerance Rate “T”
- Use facility when soil is below field moisture capacity
- Address erosion promptly
- Avoid soil contamination



Robin Webster / *Horses in Muddy Field* / [CC BY-SA 2.0](#)

New Jersey State
Agriculture Development Committee

Soil Protection Standards

Best Management Practices





Improved Livestock Training Facilities

Best Management Practice

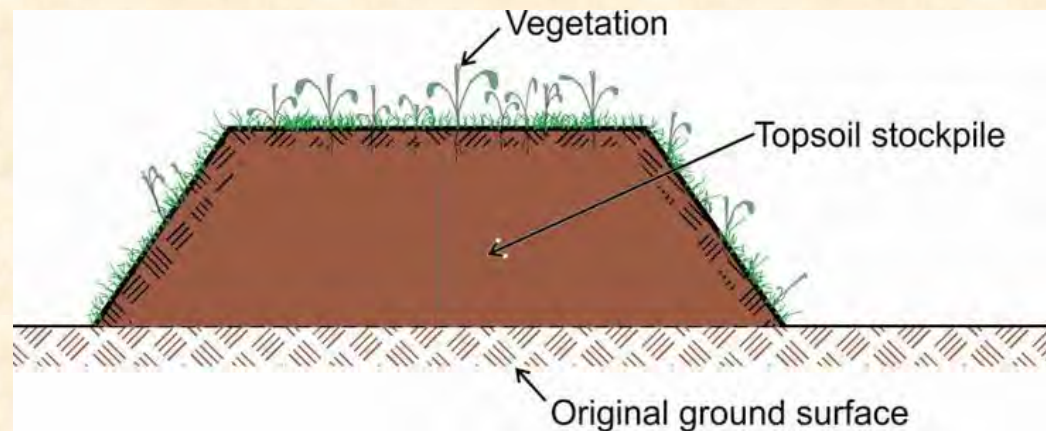
- design standards for the installation, maintenance, and restoration of improved livestock training facilities
- to support current and future proposed agricultural uses while minimizing potential negative impacts on the soil

Soil Disturbance Land Use Chart

	Degree of Reversibility	Land Use	Soil Disturbance Class
↓		Permanent buildings/structures/hardscape	Permanent Soil Disturbance (Red Category)
		Permanent travel lanes	
		Permanent livestock training facilities	
		Permanent parking and storage areas	
		Soil movement below plow layer depth (includes stormwater basins)	
		Improved travel lanes	Semi-Permanent Soil Disturbance (Orange Category)
		Improved livestock training facilities	
		Semi-permanent parking and storage areas	
		Soil stockpiling	
		Geotextiles and geomembranes	Temporary Soil Disturbance (Yellow Category)
		Temporary structures	
		Unimproved travel lanes	
		Unimproved livestock training facilities	
		Temporary parking and storage areas	
		Agricultural water impoundments	
		Ground-mounted solar energy facilities	
		Agricultural production	Soil Protection (Green Category)
		Curtilage/lawn	
		Woodlands	
		Wetlands/streams	
		Conservation practices	

Improved Livestock Training Facilities

- Before installation topsoil must be stockpiled
- Only low ground pressure equipment can be used
- No intentional soil compaction



https://www.researchgate.net/figure/Example-of-a-vegetated-topsoil-stockpile_fig168_318967816



<http://www.drumlogplant.com/low-ground-pressure-excavators/>

Improved Livestock Training Facilities

- Geotextile fabric keeps surface material from mixing with native soil
- Six inches of subbase added over fabric
- Surface dressing according to horses' needs
 - Gravel
 - Cinders
 - Sand
 - Soil
 - Synthetic blends
- Infiltration rate must be greater than that of native soil



Improved Livestock Training Facilities

- No concrete, asphalt, or millings
- Water may be used for dust control
- Never use motor oil or salt for dust control
- Always maintain separation between surface material and native soil
- Avoid soil contamination
- Address erosion promptly



New Jersey State
Agriculture Development Committee

Soil Protection Standards

Best Management Practices





Soil Stockpiles

Best Management Practice

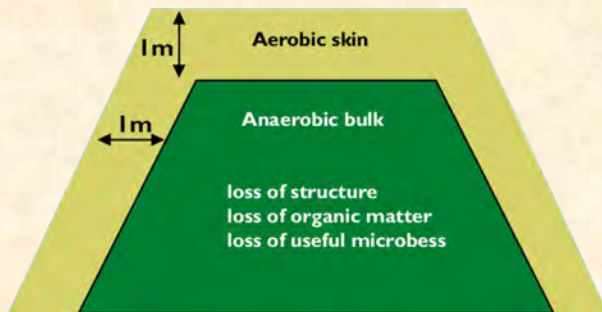
- Appropriate measures to best protect topsoil and subsoil during removal, stockpiling, and storage
- It minimizes negative impacts of removal and storage and facilitates eventual reuse of the soil for restoration and crop production

Soil Disturbance Land Use Chart

	Degree of Reversibility	Land Use	Soil Disturbance Class
↓	Permanent	Permanent buildings/structures/hardscape	Permanent Soil Disturbance (Red Category)
		Permanent travel lanes	
		Permanent livestock training facilities	
		Permanent parking and storage areas	
		Soil movement below plow layer depth (includes stormwater basins)	
	Improved	Improved travel lanes	Semi-Permanent Soil Disturbance (Orange Category)
		Improved livestock training facilities	
		Semi-permanent parking and storage areas	
		Soil stockpiling	
	Temporary	Geotextiles and geomembranes	Temporary Soil Disturbance (Yellow Category)
		Temporary structures	
		Unimproved travel lanes	
		Unimproved livestock training facilities	
		Temporary parking and storage areas	
		Agricultural water impoundments	
		Ground-mounted solar energy facilities	
	Conservation	Agricultural production	Soil Protection (Green Category)
		Curtilage/lawn	
		Woodlands	
		Wetlands/streams	
		Conservation practices	

Topsoil Stockpiles Following BMP

- Avoid excessive handling
- Maximum 3-foot height and 4H:1V side slopes



Schematic representation of a poorly designed topsoil stockpile.

https://www.researchgate.net/figure/Schematic-representation-of-a-poorly-designed-topsoil-stockpileThe-profile-shows-the_fig1_260696210

- Permanent, deep rooted vegetation



Topsoil Stockpiles Not Following BMP



Cover-tech.com

- Too steep
- Too tall
- Non-living temporary erosion control material



youtube.com 315DL

- Improper construction
- Unacceptable compaction
- Soil structure loss

Subsoil Stockpiles Following BMP

- Maximum 12-foot height and 3H:1V side slopes
- Permanent, deep rooted vegetation
- Could be used to facilitate future restoration of “red” areas



http://www.thebluebook.com/iProView/1016807/hall-farms/subcontractors/gallery/567498_straw-blankets/758793_top-soil-stockpile-using-straw-blankets.html

State Agriculture Development Committee
FARMLAND PRESERVATION FY 2021 ADMINISTRATIVE BUDGET

Purpose	FY19 Budget	FY19 Expended	FY20 Budget	FY20 Expended	FY21 Budget Projected
SALARIES FOR SADC	2,564,350	2,151,853	2,358,500	2,070,910	2,300,000
FRINGE COST FOR SADC STAFF	0	0	250,000	233,285	1,000,000
SALARY REIMBURSEMENT TO OTHER AGENCIES	170,000	151,750	170,000	139,211	170,000
OFFICE SUPPLIES, PRINTING, COPYING	49,600	56,973	84,000	62,638	119,000
TRAVEL	9,050	9,611	9,000	2,192	9,000
TELEPHONE	18,000	21,764	20,000	25,163	25,000
SOFTWARE	15,000	17,564	23,500	19,051	18,000
PROFESSIONAL SERVICES	41,000	250,419	3,000	291,450	138,000
STAFF TRAINING	16,000	5,373	5,000	934	5,000
SUBSCRIPTIONS	5,000	5,721	3,500	4,732	4,000
ADVERTISING	1,500	741	1,500	0	0
MISCELLANEOUS COSTS/SHARED COSTS	52,000	56,382	44,000	45,613	44,000
LEGAL SERVICES/DAG'S	100,000	69,663	70,000	82,555	80,000
CENTRAL MOTOR POOL/ENTERPRISE RENTAL	11,500	13,369	15,000	9,101	13,000
STEWARDSHIP MONITORING	0	11,271	40,000	26,324	40,000
COMPUTER EQUIPMENT AND OFFICE FURNITURE	26,000	49,873	3,000	19,078	20,000
TOTAL:	3,079,000	2,872,328	3,100,000	3,032,237	3,985,000

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Grumpy LLC (Reno Farm)
Block 46 Lot 22.01
Readington Twp., Hunterdon County
70-Acres



0 135 270 540 810 Feet

6/1/2020





Slide 29 - location of previously existing home



Slide 30 - layout of proposed home

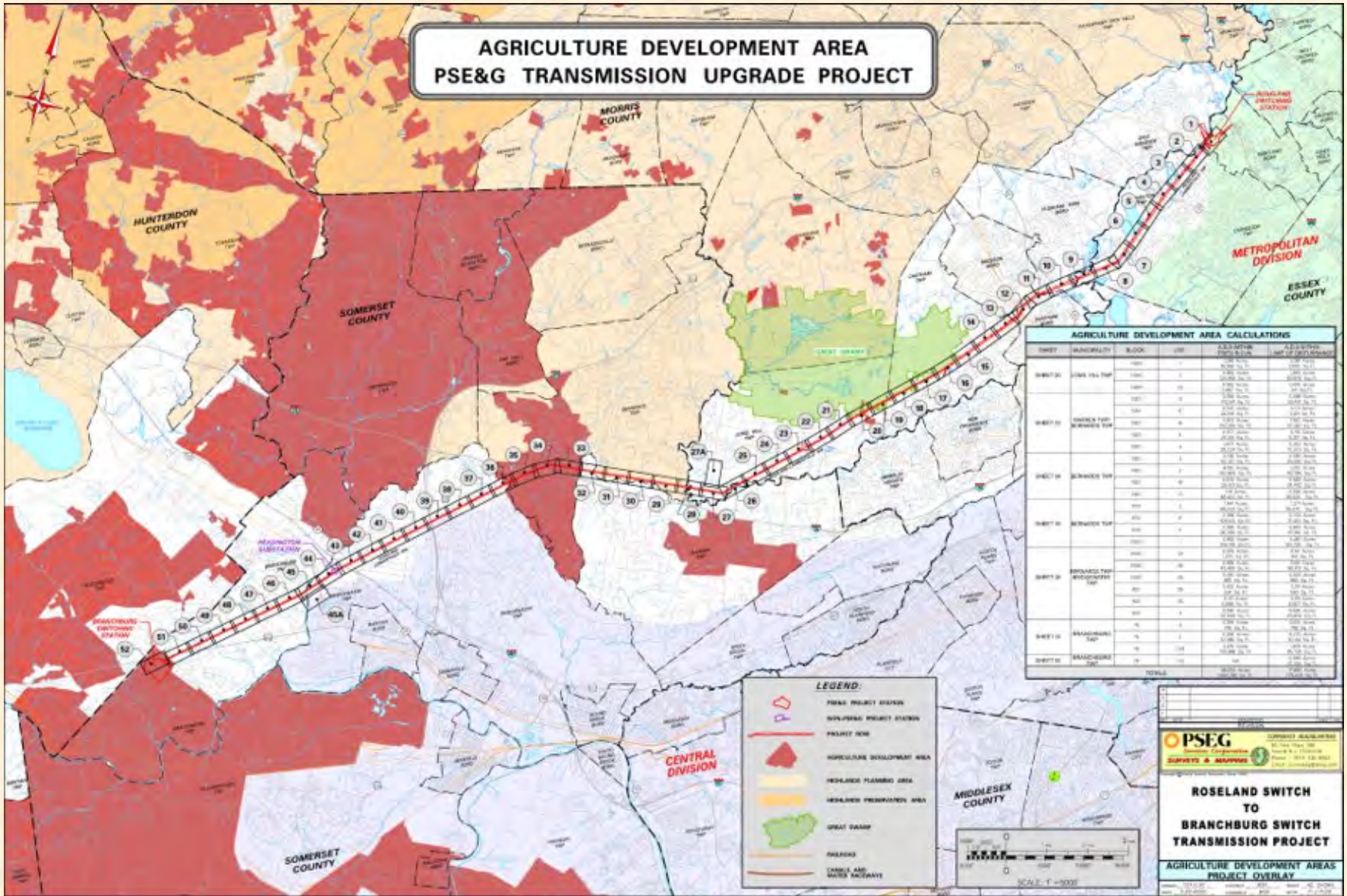


Slide 31 - proposed location of new home

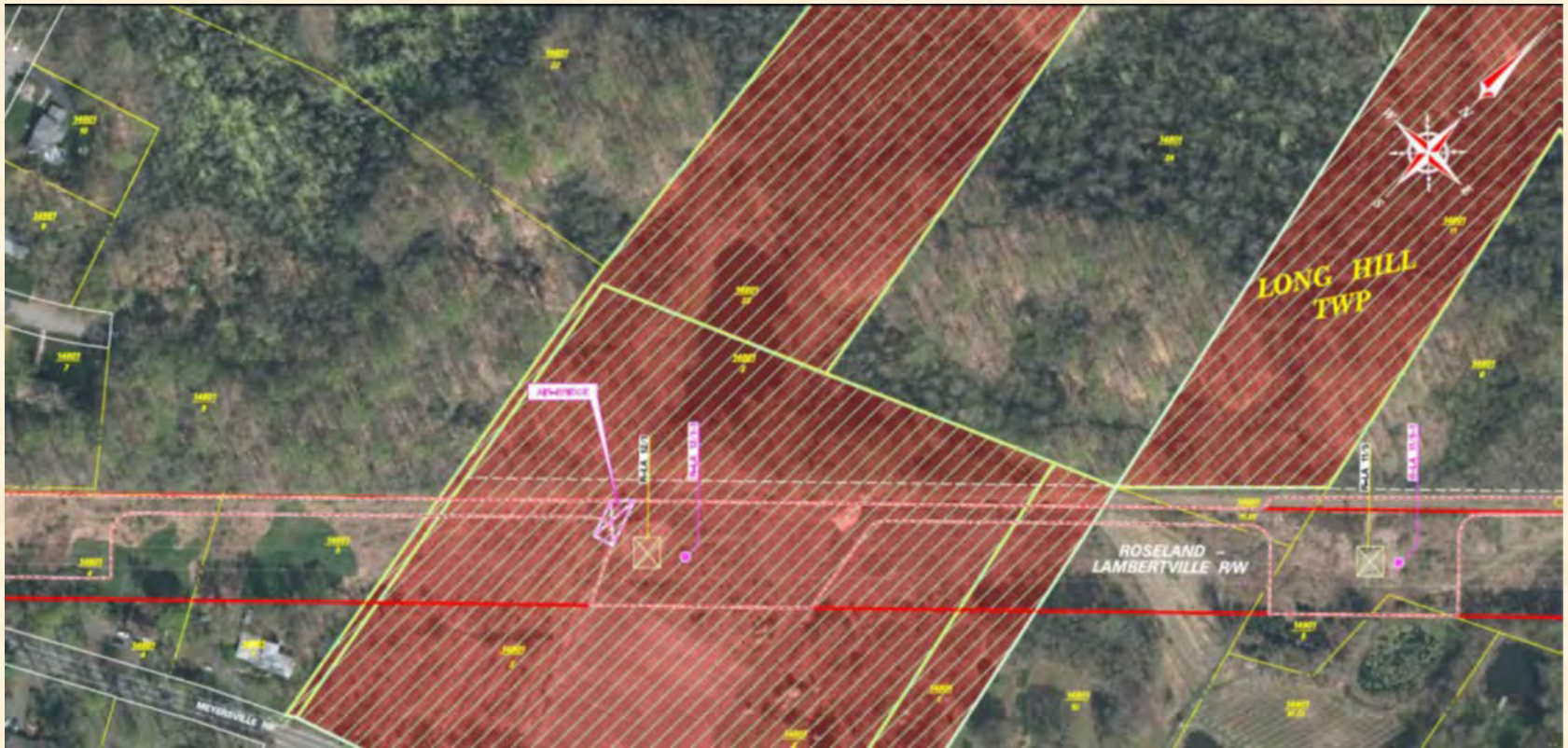


Slide 32

PSE&G Roseland-Pleasant Valley Transmission Project-Segment 1



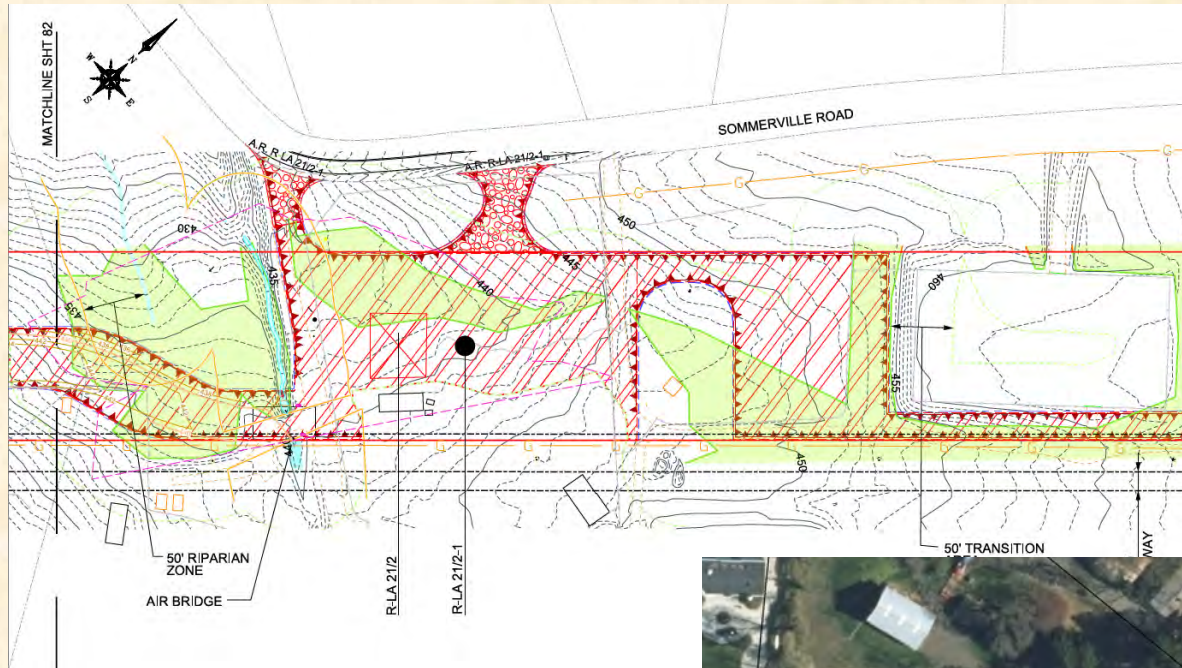
PSE&G Roseland-Pleasant Valley Transmission Project-Segment 1



Kielblock Farm (Preserved):
Block 14801, Lot 2, Long Hill Township, Morris County

3.30 ADA Acres within ROW.
1.5 Acres of Associated Disturbance

PSE&G Roseland-Pleasant Valley Transmission Project-Segment 1



Lentzsch Farm:
Block 11022, Lot 1
Bernards Township, Somerset County

Only Off-ROW Access within ADA



Soil Protection Standards Agreement

Dubrow Farm

32 Net Acres in Franklin Twp.

Hunterdon Cty

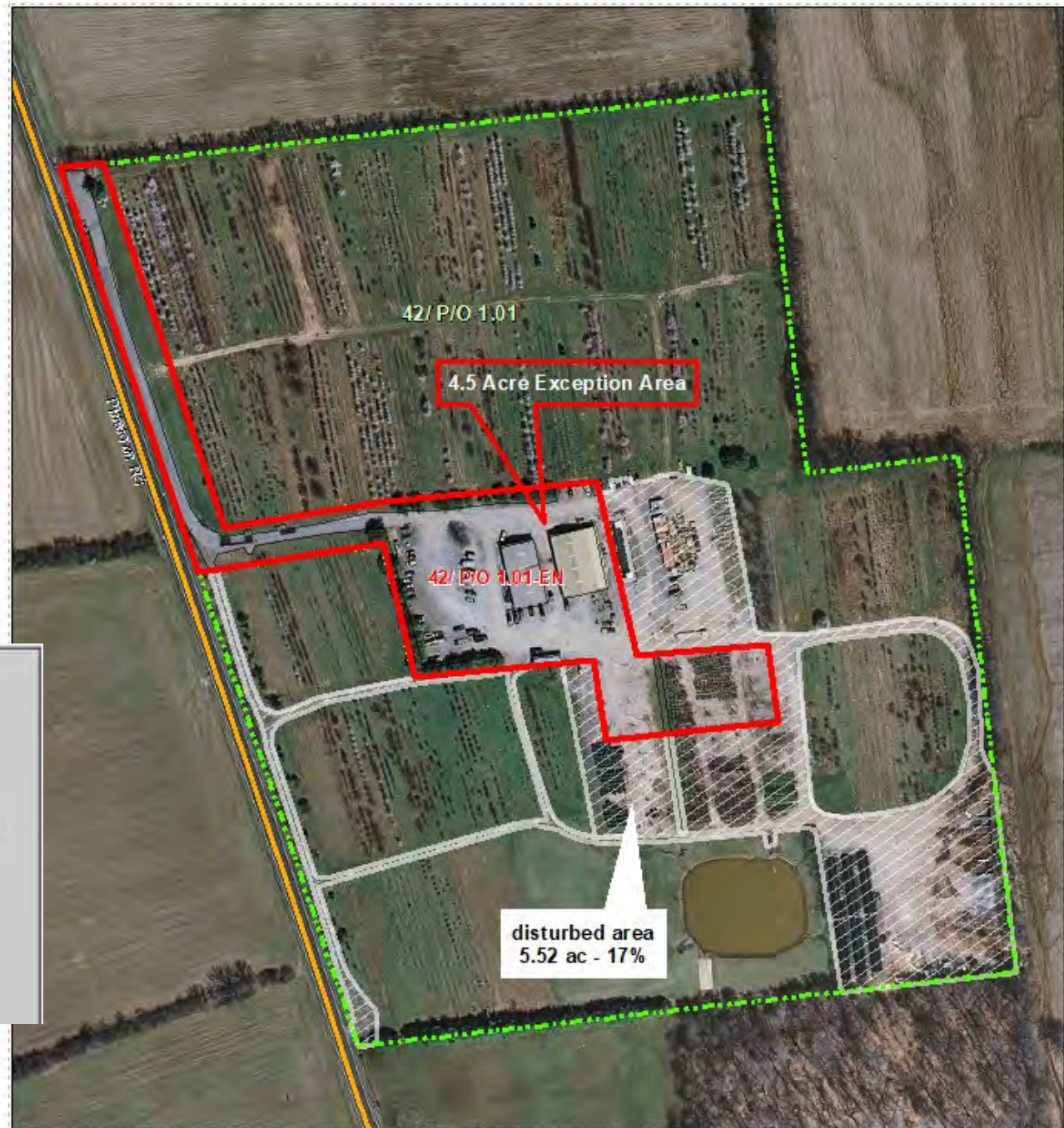
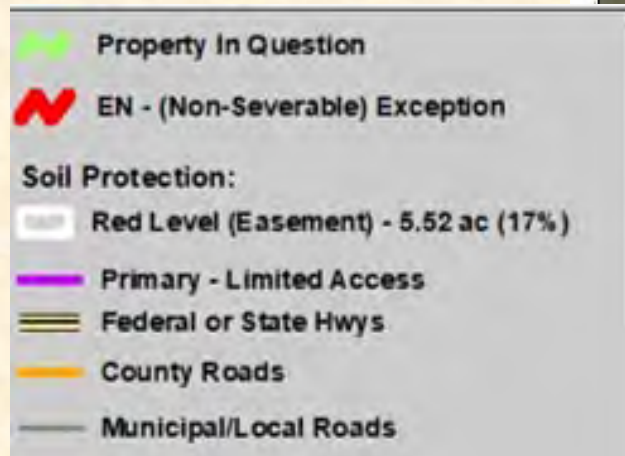
23 acres in grain crops

86% Prime 12% Statewide



Soil Protection Standards Agreement

Dubrow Farm
Former nursery farm
2007 aerial



Slide 38



Soil Disturbance Land Use Chart

Degree of Reversibility	Land Use	Soil Disturbance Class	Soil Disturbance Limitation	Exemption Class
	Permanent buildings/structures/hardscape	Permanent Soil Disturbance (Red Category)	Land use activities limited to 8% of the preserved premises or 6 acres, whichever is greater.	All pre-existing and future uses subject to limitation class.
	Permanent travel lanes			
	Permanent livestock training facilities			
	Permanent parking and storage areas			
	Soil movement below plow layer depth (includes stormwater basins)			
	Improved travel lanes	Semi-Permanent Soil Disturbance (Orange Category)	Additional allocation of 5% of the preserved premises (in excess of the 8%/6-acre limitation) if following best management practices (BMPs). Subject to 8%/6-acre limitation if not following BMPs.	All pre-existing and future uses subject to limitation class.
	Improved livestock training facilities			
	Semi-permanent parking and storage areas			
	Soil stockpiling			
	Geotextiles and geomembranes	Temporary Soil Disturbance (Yellow Category)	No limit on land use activities if following BMPs. Subject to 8%/6-acre limitation if not following BMPs.	All pre-existing uses exempted from standards; all future uses subject to limitation class.
	Temporary structures			
	Unimproved travel lanes			
	Unimproved livestock training facilities			
	Temporary parking and storage areas			
	Agricultural water impoundments			
	Ground-mounted solar energy facilities			
	Agricultural production	Soil Protection (Green Category)	No limit on land use activities.	Always exempt.
	Curtilage/lawn			
	Woodlands			
	Wetlands/streams			
	Conservation practices			

Update to PIG Implementation Details

STATE AGRICULTURE DEVELOPMENT COMMITTEE

Implementation Details for the SADC's New County and Municipal Planning Incentive Grant Programs Procedure #1 Adopted September 27, 2007

The purpose of this document is to set forth in detail certain procedures SADC staff will follow to implement its recently adopted Planning Incentive Grant regulations. These procedures will be available to our program partners to assure clear expectations of process and procedures.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

**ADOPTED
January 24, 2008**

Implementation Details for the SADC's New County Planning Incentive Grant Program

Procedure #2

Purpose:

**To Identify the Procedures for Conducting SADC Final Review of an Application
for the Sale of a Development Easement**

STATE AGRICULTURE DEVELOPMENT COMMITTEE

Implementation Details for the SADC's County Planning Incentive Grant Program

Procedure #3 Updated 12.07.17

Purpose:

To identify the procedures for encumbering funds once SADC final approval has been granted.



The purpose of this document is to set forth certain procedures SADC staff will follow to implement its Planning Incentive Grant (PIG) regulations as amended and effective August 3, 2020.

This Procedure updates and combines Procedures 1, 2 & 3 adopted September 27, 2007.

Part I: covers the County and Municipal partner's Farmland Preservation Plans and requirements for grant eligibility including:

- Annual plan updates by December 15 each year
- Evidence of Municipal Ag Advisory Committee meetings at least twice a year

Part II: indicates the SADC will establish a base grant allocation for eligible Counties and Municipalities based on expenditures from the past 3 years along with the maximum eligibility for the competitive grant. This changed under the recent rule amendment for County PIGs extending the expenditure to from 2 to 3 years.

Part III: covers the internal review of an individual farm application known as "Green Light Approval." SADC staff will review it to ensure the farm application meets the minimum eligibility criteria; that the property qualifies as an "eligible farm"; that RDSOs, exception areas and other details comply with SADC standards; and whatever appraisal anomalies may be present (easements, limited access, etc.) are understood fully prior to commencing appraisals.

Part IV: provides details for partners on how to submit a final approval request for an application, including what details are should be included in the partner resolutions. This section also details how the SADC addresses funding from the County or Township's individual "base grant" versus the larger "competitive grant" funds, along with how competitive fund ranking works should multiple farms be vying for the last available competitive grant funds or there be insufficient funds in and grant fund for the subject application.

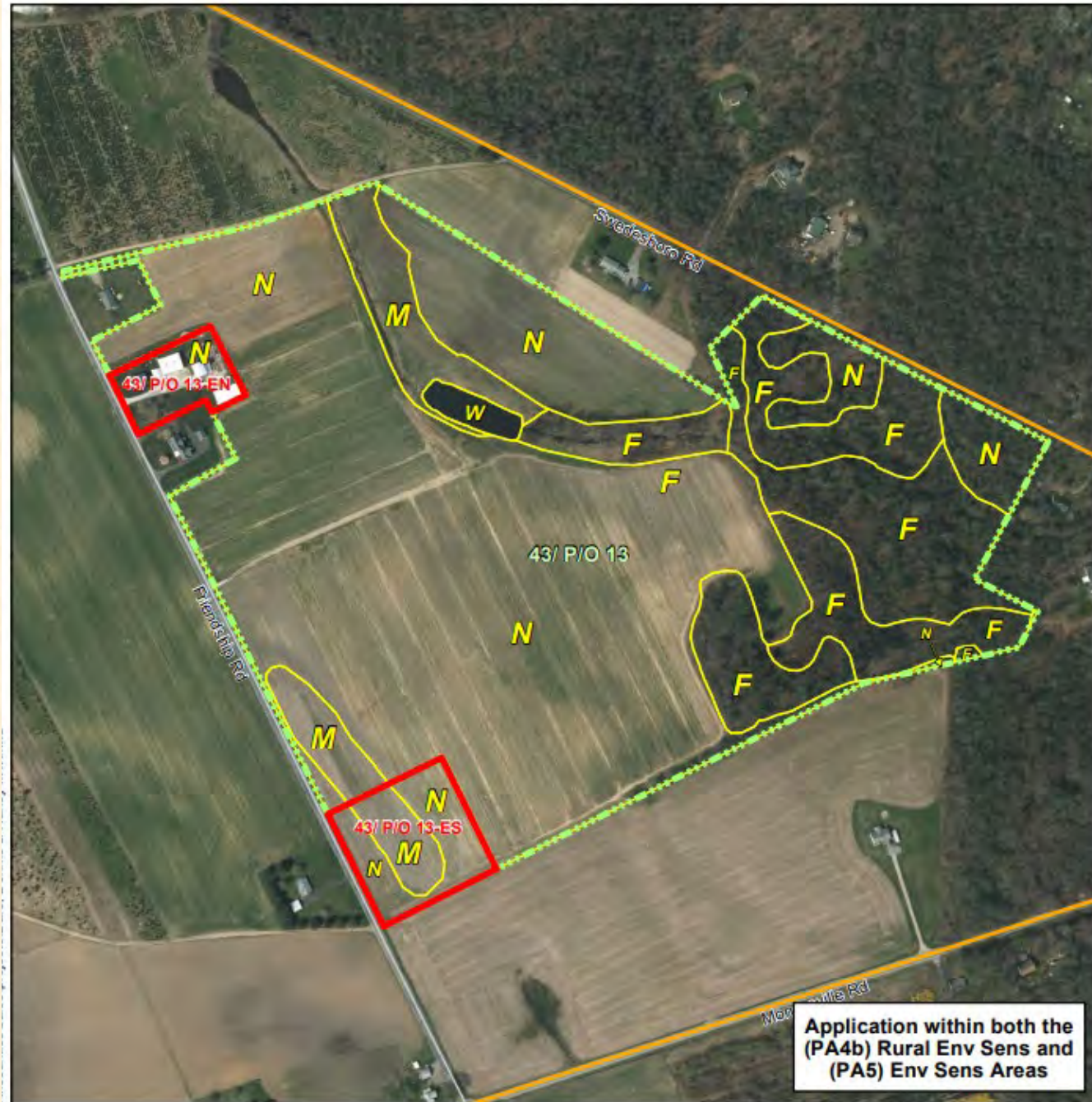
Acquisition Final Approvals



Slide 41

Salem County PIG
Dare, Dennis & Nancy
70.9 ac in Upper Pittsgrove Twp
71% in sweet corn
1.5 ac non-severable exception
3 ac severable exception

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



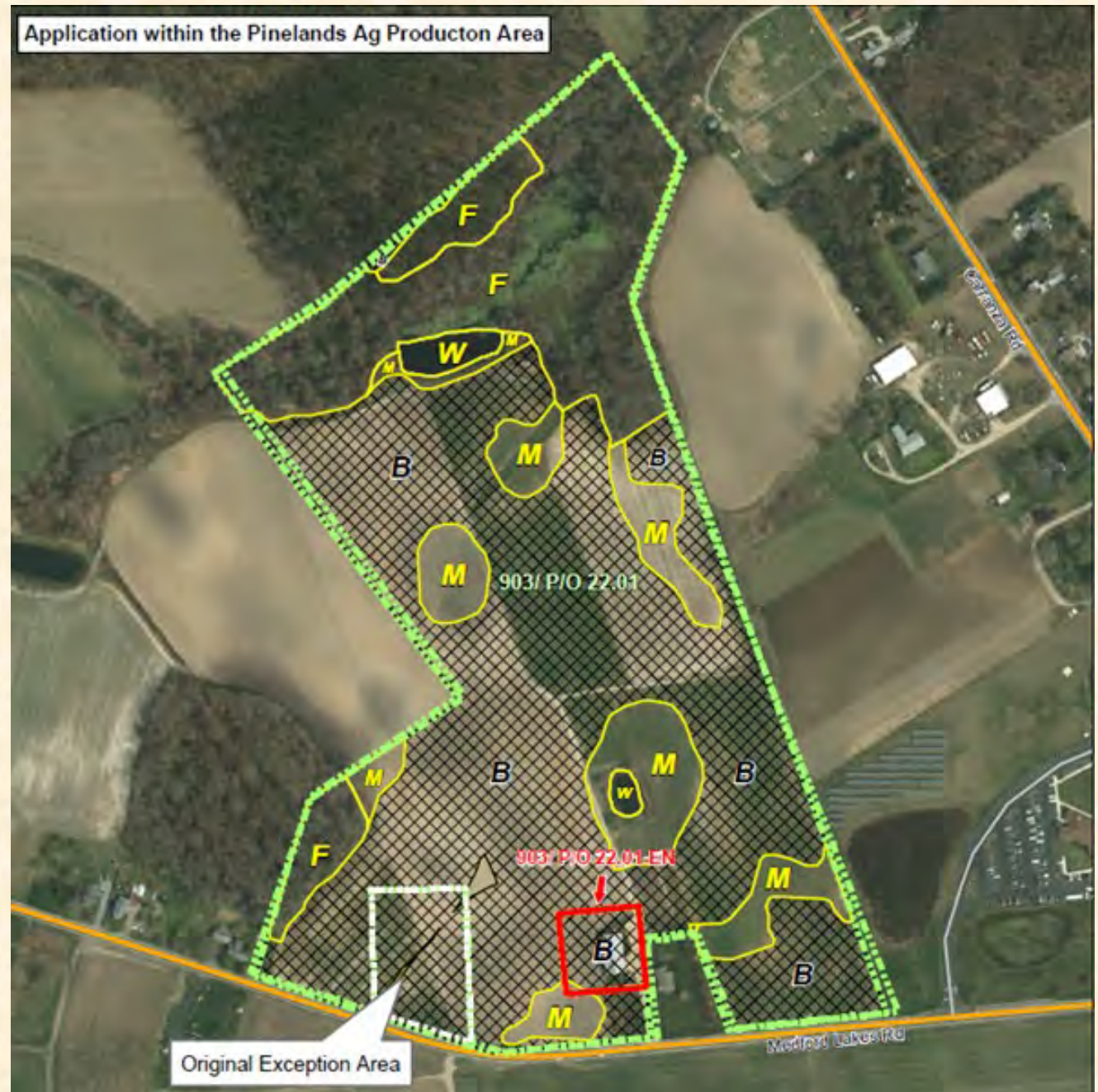
Application within both the
(PA4b) Rural Env Sens and
(PA5) Env Sens Areas

Hunterdon County PIG
 DeSapio, Martin & Cathleen
 45.6 ac in Kingwood Twp
 59% in hay
 2.8 ac non-severable exception
 ALE Easement

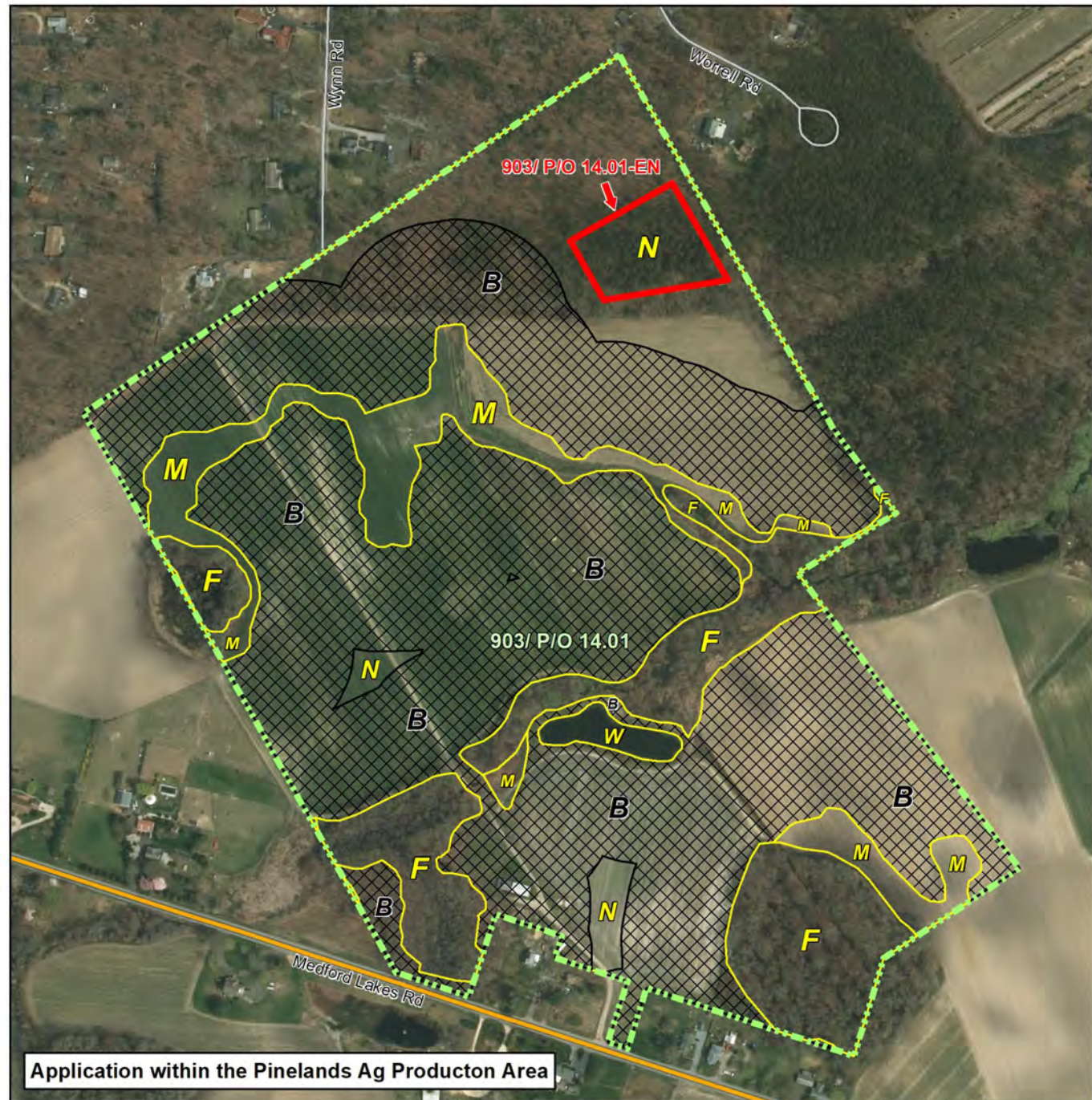
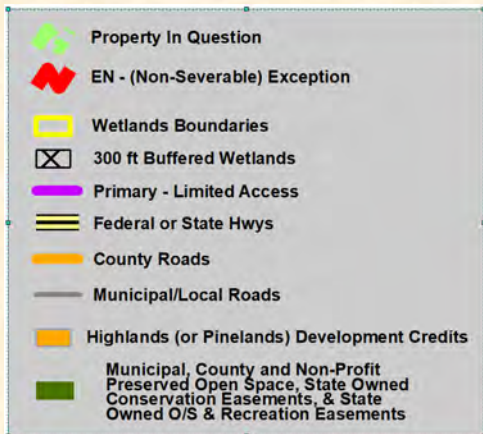
- No future divisions
- 5.33% impervious cover limit



Burlington County PIG
RTE III Farms LLC
(Eckert East)
55.5 ac in Tabernacle Twp
74% in soybeans
1 ac non-severable exception



Burlington County PIG
 RTE III Farms LLC
 (Eckert West)
 97 ac in Tabernacle Twp
 74% in soybeans
 2 ac non-severable exception



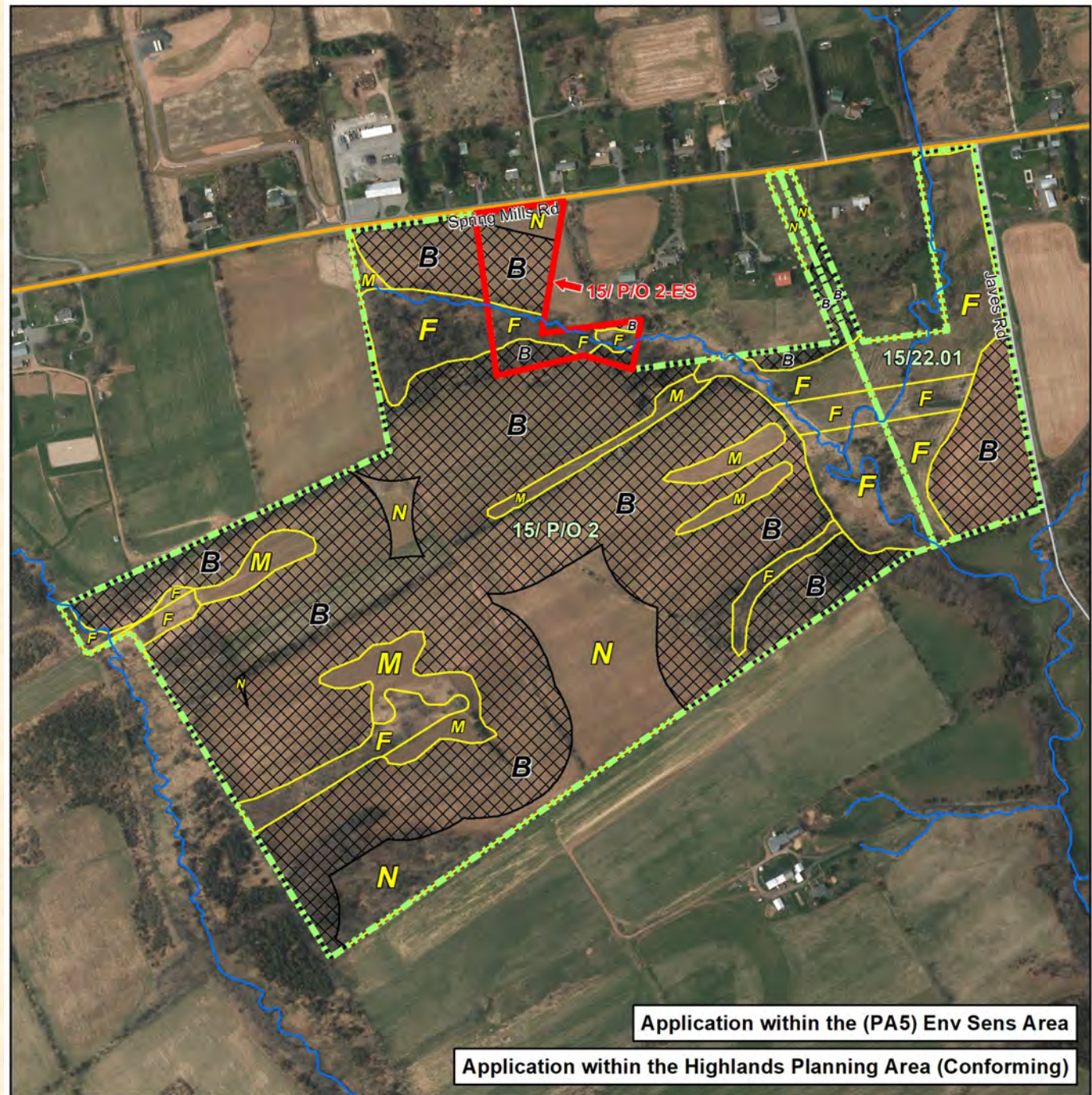
Municipal PIG
Kollmer, Wesley & Melinda
24 ac in Kingwood Twp
Hunterdon County
55% in hay
2 ac non-severable exception
ALE Easement

- No future divisions
- 4.67% impervious cover limit

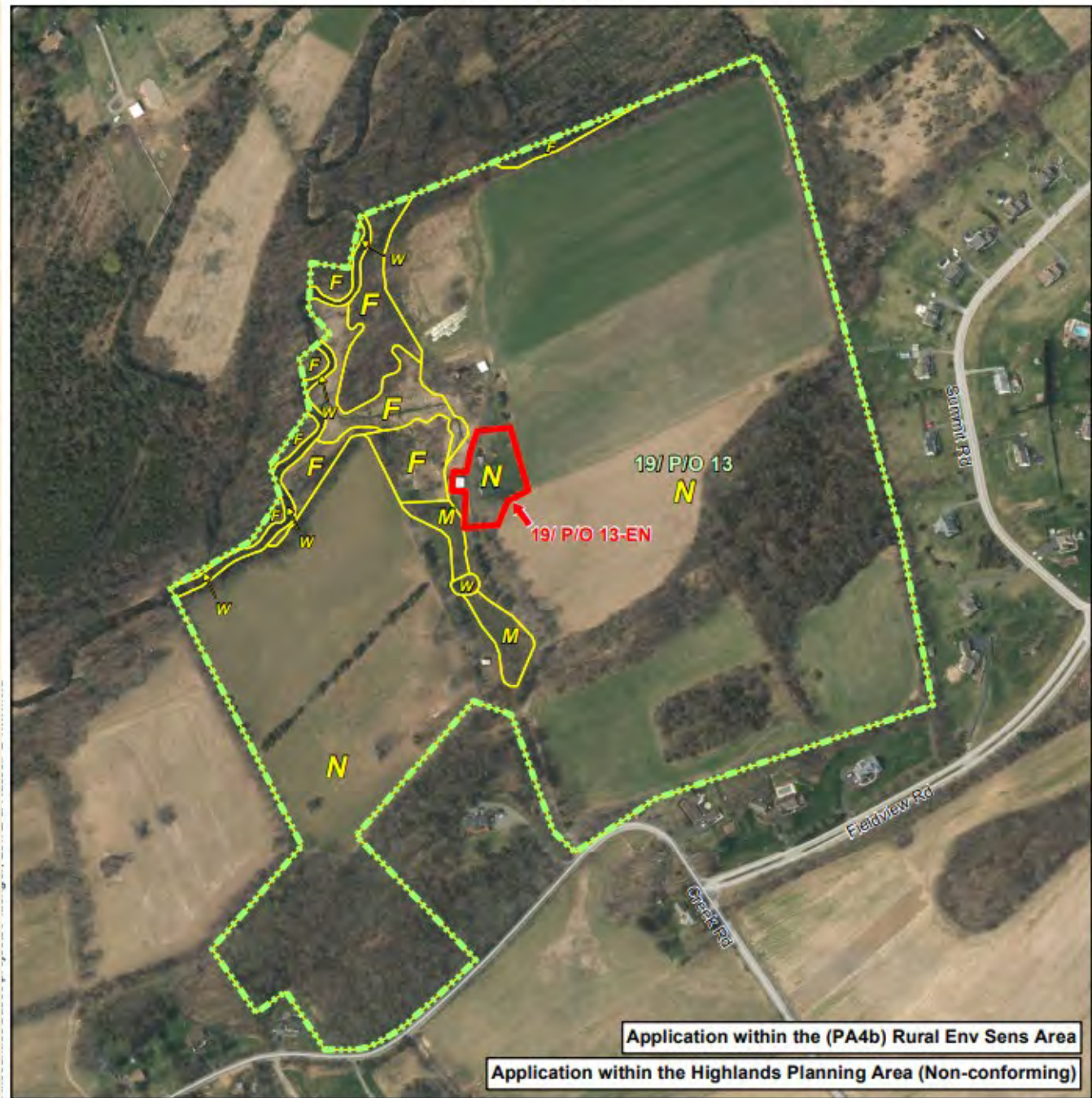
-  Property In Question
-  EN - (Non-Severable) Exception
-  Wetlands Boundaries
-  Primary - Limited Access
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads
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Direct Easement Purchase
Braun, Oscar, Estate of
128.2 ac in Holland Twp.
Hunterdon County



Direct Easement Purchase
Pittenger, Lori & Russel
86.4 ac in Green Twp
Sussex County
65% in hay, soybean & cattle
1 ac non-severable exception



Direct Easement Purchase
Roof, Judy
66.65 ac in Stillwater Twp
Sussex County
78% in hay
3 ac non-severable exception

 Property In Question

 EN - (Non-Severable) Exception

 Wetlands Boundaries

 Primary - Limited Access

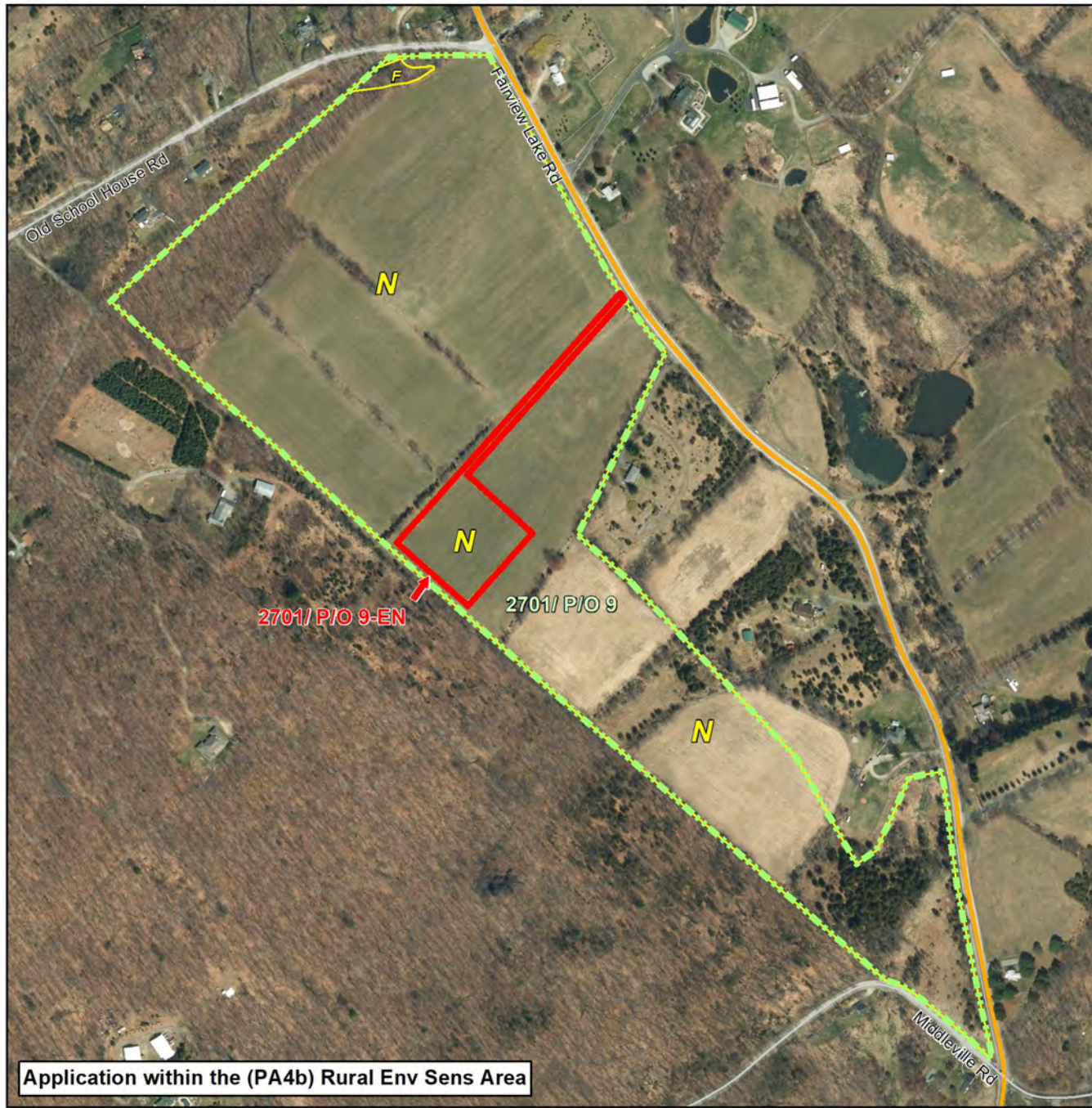
 Federal or State Hwys

 County Roads

 Municipal/Local Roads

 Highlands (or Pinelands) Development Credits

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



Direct Easement Purchase
Foster, Mary Roebing
122 ac in Hopewell Twp
Mercer County
49% in hay & cattle
2 ac non-severable exception
1 RDSO

 Property In Question

 EN - (Non-Severable) Exception

 Wetlands Boundaries

 Primary - Limited Access

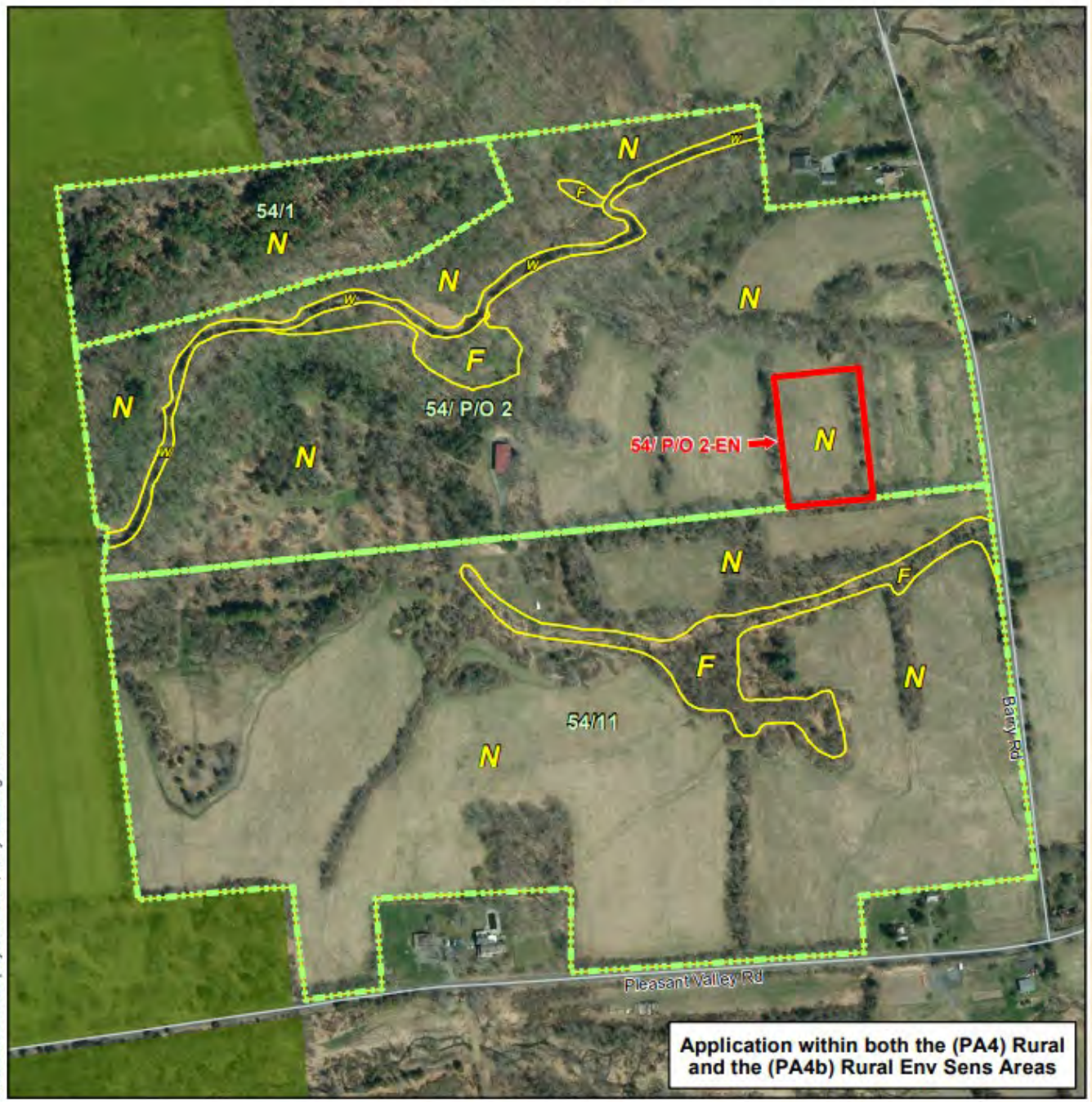
 Federal or State Hwys

 County Roads

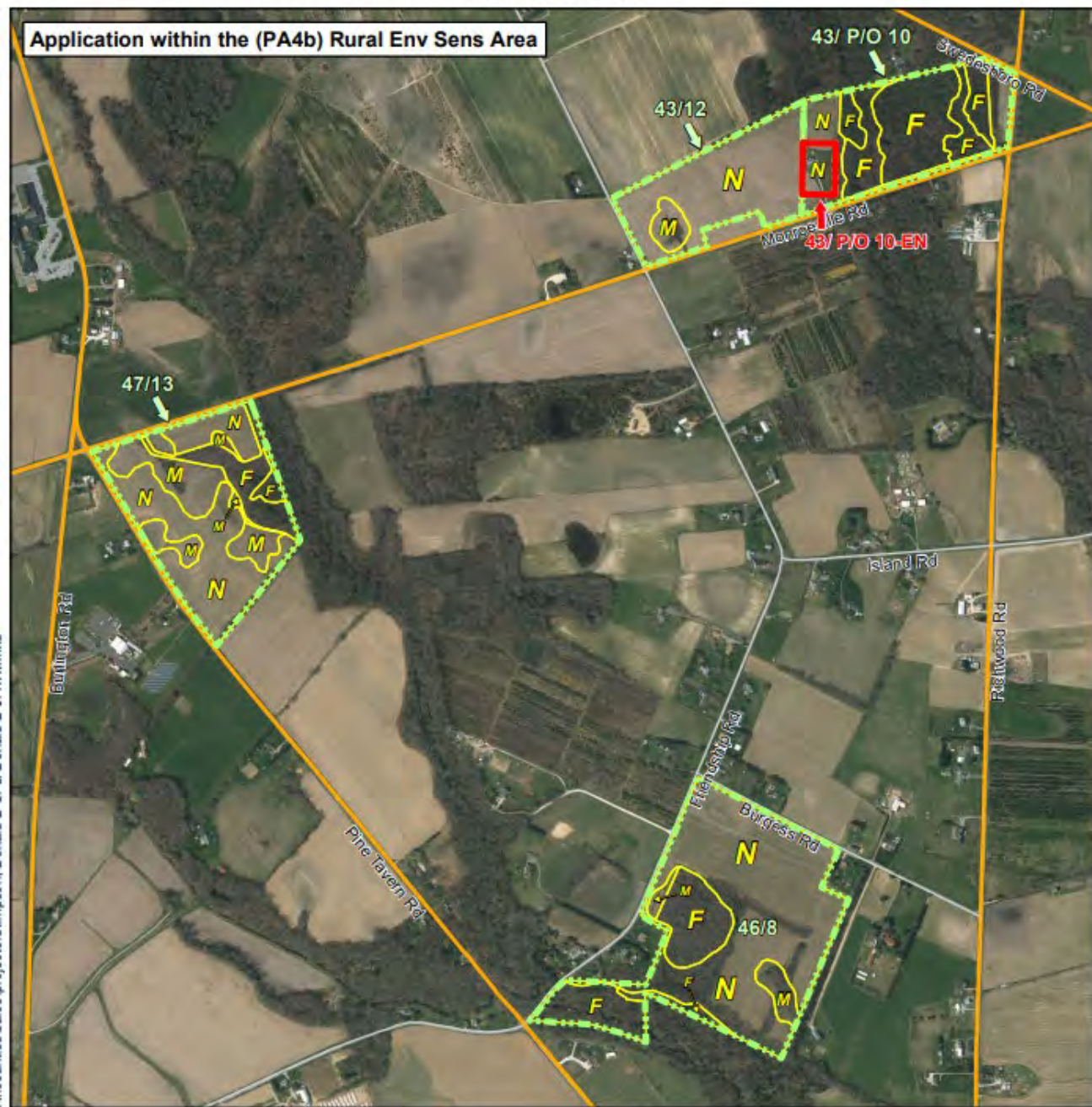
 Municipal/Local Roads

 Highlands (or Pinelands) Development Credits

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



Direct Easement Purchase
Stimpson, Donald Sr. & Donald Jr.
 126.5 ac in Upper Pittsgrove Twp
 Salem County
 65% in soybean & wheat
 2 ac non-severable exception
 1 RDSO



Direct Easement Purchase
Fogg, Alice
 128.7 ac in Stow Creek Twp
 Cumberland County
 70% in corn, sugar beets
 and soybeans
 2, 1.5 ac severable exceptions
 1 RDSO

Property In Question

EN - (Non-Severable) Exception

Wetlands Boundaries

Primary - Limited Access

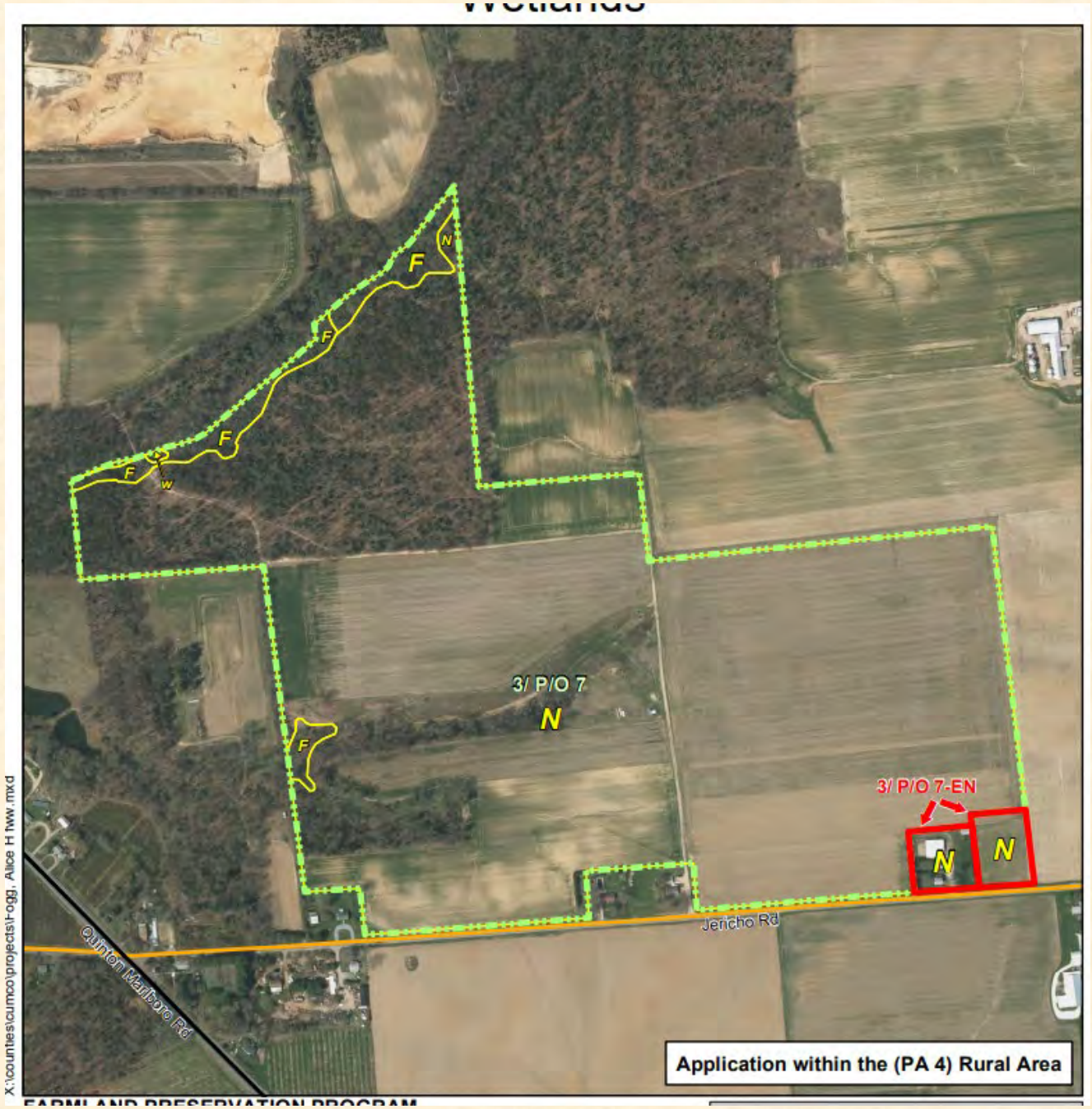
Federal or State Hwys

County Roads

Municipal/Local Roads

Highlands (or Pinelands) Development Credits

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



Approval of Non-Profit Fee Resale Value

Land Conservancy of New Jersey
- Bain Estate,
120.756 acres in Frankford Twp.
Sussex Cty.
FY09 Nonprofit Fee Grant



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