

Schedule B
STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY12

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
BEZR Homes LLC/NAR Farm ("Owner")
East Greenwich Township, Gloucester County

N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0132-PG

September 27, 2012

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 2, 2011 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 1102, Lots, 1, 2.01, 2.05, 3, 3.02, 5 and 7, East Greenwich Township, Gloucester County, totaling approximately 114 net acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

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

WHEREAS, the Property has a rank score of 66.97 which exceeds 41, which is 70% of the County's average quality score as determined by the SADC on June 22, 2010; and

WHEREAS, the Property includes a non-severable exception approximately 1 acre in size, restricted to one future single family residence; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 17, 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 June 28, 2012 the SADC certified a development easement value of \$28,000 per acre based on zoning and environmental regulations in place as of October 3, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$28,000 per acre for the development easement for the Property; and

WHEREAS, on July 30, 2012 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, to date, all of Gloucester County's base grant and eligible competitive grant funds have been encumbered or expended; and

WHEREAS, at the County's request the SADC submitted a parcel application to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch Lands Protection Program (FRPP); and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 6.33% impervious cover restriction equal to approximately 7.15 acres of land available for the construction of agricultural and other related infrastructure permitted on the Property outside of the exception area; and

WHEREAS, the NRCS has determined that the Property and the Landowner qualify for FRPP grant funds; and

WHEREAS, the federal appraised current easement value, as of September 2012, is estimated at \$28,000/acre; and

WHEREAS, although the FRPP grant based on 50% of \$28,000/acre could potentially have been up to \$1,596,000 NRCS requested a cap in order to leverage the available FRPP funds across the state; and

WHEREAS, the County and SADC agreed to an FRPP grant of approximately \$999,500; and

WHEREAS, the County intends to utilize the FRPP grant as the entire SADC cost share and cover the funding shortfall with County funds; and

Cost share breakdown prior to FRPP Grant (based on 114 acres)

	<u>Total</u>	<u>Funding Available</u>	<u>Shortfall</u>
SADC	\$1,915,200 (60% at \$16,800/acre)	\$0	-\$1,915,200
Gloucester Cty	\$1,276,800 (40% at \$11,200/acre)	\$1,276,800	\$0
Total Easement	\$3,192,000 (\$28,000 /acre)		

Cost share breakdown with FRPP Grant of \$999,500 (based on 114 acres):

	<u>Total</u> (before FRPP grant)	<u>FRPP \$</u>	<u>New Cost Share</u> (% of Total)
FRPP Grant		\$999,500	\$999,500 (31.3% at \$8,767.54/acre)
SADC	\$0	\$0	\$0
Gloucester Co.	\$1,276,800	\$0	\$2,192,500 (68.7% at \$19,232.46/acre)
		\$3,192,000	\$28,000/acre

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on December 27, 2011, the East Greenwich Township Committee approved the Owner's application for the sale of a development easement, but is not participating financially in the easement purchase; and

WHEREAS, the Gloucester County Agriculture Development Board approved the application on April 19, 2012 and secured a resolution granting preliminary approval from the Gloucester County Board of Chosen Freeholders on July 25, 2012; 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 subject to available funds;

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 subject farm, comprising approximately 114 acres, at a State cost share equaling the amount of the final FRPP grant estimated to be approximately \$999,500 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 grant will be funded and limited to FRPP grant monies available and no additional SADC grant funds can be sought for this Property; 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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Wetlands

Schedule B

Application within the (PA4) Rural Area

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

BEZR Homes LLC/NAR Farms LLC
Block 1102 Lots 1 (19.4 ac); 2.01 (2.9 ac); 3 (40.8 ac); 3.02 (6.4 ac);
5 (2.9 ac); 7 (7.9 ac); P/O 2.05 (32.0 ac)
& P/O 2.05-EN (non-severable exception - 1.0 ac)
Gross Total = 113.4 ac
East 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 Classic 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

August 28, 2011

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

Applicant	Municipality	App Plus 3 Percent Acres	SABO Per Acre	Negotiated & Approved Per Acre	SABO Grant Per Acre	Actual Disbursement Per Acre	Total Federal Grant Total Acre	SABO Total Acre	Total Federal Grant Total Acre	SABO Total Acre	Encumbered At Fiscal Year End	Unencumbered At Fiscal Year End	Balance	Subject to Availability & Approval
DiBella, Joseph & Wright, Farm	Woodwich	11,850.00	11,850.00	11,850.00	7,110.00	1,528,883.30	917,317.98	917,317.98	582,882.02	582,882.02	89,448.08	2,910,553.92	3,000,000.00	0.00
DiBella, Michael & Jane	Woodwich	12,250.00	12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10	672,128.10	0.00	0.00	894,950.40	2,015,603.52	3,000,000.00	0.00
Stiff Run Properties LLC	Manitua	16,000.00	16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40	894,950.40	0.00	0.00	476,100.00	1,539,503.52	3,000,000.00	0.00
Chluccarello, Matthew	Woodwich	15,000.00	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00	476,100.00	0.00	0.00	208,748.40	1,330,755.12	3,000,000.00	0.00
Prowe, Gary	Manitua	14,000.00	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40	208,748.40	0.00	0.00	514,747.20	825,907.92	3,000,000.00	0.00
Heatherwood Farms III, L.L.C.	Woodwich	11,000.00	11,000.00	11,000.00	8,800.00	857,912.00	504,847.20	504,847.20	0.00	0.00	334,222.32	0.00	3,000,000.00	0.00
W.W. Heritage Sons, Inc.	Harrison	24,500.00	24,500.00	24,500.00	14,700.00	819,478.00	491,685.60	491,685.60	0.00	0.00	526,219.08	999,500.00	3,000,000.00	0.00
W.W. Heritage Sons, Inc.	South Harrison	11,900.00	11,900.00	11,900.00	7,140.00	1,434,069.00	860,441.40	860,441.40	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Bezr Homes LLC (Zack)	East Greenwich	28,000.00	28,000.00	28,000.00	8,512.18	3,287,760.00	999,500.00	999,500.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Waiting for final approvals & funding														
Ayling, A. & R.	Washington	20,400.00	20,400.00	22,400.00	12,240.00	828,800.00	452,880.00	452,880.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Doyle, Tim and Michelle	Franklin	2,300.00	2,300.00		1,380.00	0.00	121,440.00	121,440.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Holtzhauser, Charles & Son	Harrison	21,100.00	21,100.00		12,660.00	0.00	1,169,530.80	1,169,530.80	0.00	0.00	0.00	0.00	3,000,000.00	0.00
FurFar, John & Terry	Manitua	24,200.00	24,200.00		14,520.00		392,040.00	392,040.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Urban, George and Robert	West Deptford	9,500.00	9,500.00		5,700.00		686,900.00	686,900.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Stecher, Dave and Al	Woodwich	14,250.00	14,250.00		8,550.00		688,182.50	688,182.50	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Palanc, Alito & Mary T.	Greenwich	12,300.00	12,300.00		7,300.00		919,800.00	919,800.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Workman, Marjorie & John	East Greenwich	18,000.00	18,000.00		10,800.00	0.00	691,200.00	691,200.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Lanza, Noreen	East Greenwich	7,800.00	7,800.00		4,800.00		374,400.00	374,400.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Bartholomew, Claire	Harrison	12,500.00	12,500.00		7,500.00		165,000.00	165,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Fare, Charles and Carol	Harrison	22,000.00	22,000.00		13,200.00		1,029,600.00	1,029,600.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Sorbell et al	Woodwich	5,500.00	5,500.00		3,650.00		302,950.00	302,950.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Maglio, Victor	East Greenwich	12,000.00	12,000.00		7,200.00		804,888.00	804,888.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Main St Devlop/Lail Family	East Greenwich	12,000.00	12,000.00		7,200.00		93,600.00	93,600.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Stelka, William & Helen #1	East Greenwich	12,000.00	12,000.00		7,200.00		511,200.00	511,200.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Stelka, William & Helen #2	Greenwich	12,000.00	12,000.00		7,200.00		187,200.00	187,200.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Stelka, William & Helen #3	Greenwich	12,000.00	12,000.00		7,200.00		259,200.00	259,200.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Stelka, Robert Sr. & William Jr.	Greenwich	12,000.00	12,000.00		7,200.00		151,200.00	151,200.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Longley, Edward Jr.	Elk	12,000.00	12,000.00		7,200.00		244,800.00	244,800.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
GEMA LLC	Harrison	12,000.00	12,000.00		7,200.00		122,400.00	122,400.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Hoagland, Richard & Cindy	Harrison	12,000.00	12,000.00		7,200.00		309,600.00	309,600.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Rome, Brian	Harrison	12,000.00	12,000.00		7,200.00		36,000.00	36,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Sorbell, Joseph F. & Shirley	South Harrison	12,000.00	12,000.00		7,200.00		72,000.00	72,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Rizzi, Sam	South Harrison	12,000.00	12,000.00		7,200.00		468,000.00	468,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
Pelton, George	Woodwich	12,000.00	12,000.00		7,200.00		943,200.00	943,200.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
As of 1/1/2012							540,000.00	540,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00

As of 1/1/2012

JCHADUK 13

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Bezr Homes/NAR Farms
08- 0132-PG
FY 2011 County PIG Program
114 Acres

Block 1102	Lot 1	East Greenwich Twp.	Gloucester County
Block 1102	Lot 2.01	East Greenwich Twp.	Gloucester County
Block 1102	Lot 2.05	East Greenwich Twp.	Gloucester County
Block 1102	Lot 3	East Greenwich Twp.	Gloucester County
Block 1102	Lot 3.02	East Greenwich Twp.	Gloucester County
Block 1102	Lot 5	East Greenwich Twp.	Gloucester County
Block 1102	Lot 7	East Greenwich Twp.	Gloucester County

SOILS:	Other	4% *	0	=	.00
	Prime	91% *	.15	=	13.65
	Statewide	5% *	.1	=	.50

SOIL SCORE: 14.15

TILLABLE SOILS:	Cropland Harvested	94% *	.15	=	14.10
	Wetlands	2% *	0	=	.00
	Woodlands	4% *	0	=	.00

TILLABLE SOILS SCORE: 14.10

FARM USE:	Soybeans-Cash Grain	110 acres
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In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for Future home
 - 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 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.

Schedule C

	Municipality	App. City	SABP Bidding P# 2015	SABP Bidding P# 2015	Approved & Approved P# 2015	SABP Grant P# 2015	Estimate Contract	SABP Contract	BASE GRANT			COMPETITIVE GRANT			TOTAL	ELIGIBILITY
									FY11	FY12	Total	FY11 Balance	FY12 Balance	Total	FY11 Balance	FY12 Balance
Farmland	Woolwich	125,018	11,850.00	11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98	917,317.98	1,582,882.02	1,582,882.02	89,446.08	89,446.08	89,446.08	2,910,553.92	2,910,553.92
	Woolwich	91,446	12,250.00	12,250.00	12,250.00	7,350.00	1,120,213.50	673,126.10	673,126.10	1,000,000.00	1,000,000.00	894,950.40	894,950.40	894,950.40	2,015,803.52	2,015,803.52
	Mania	93,233	16,000.00	16,000.00	16,000.00	9,000.00	1,491,728.00	894,950.40	894,950.40	1,000,000.00	1,000,000.00	478,100.00	478,100.00	478,100.00	1,539,503.52	1,539,503.52
	Woolwich	52,900	15,000.00	15,000.00	15,000.00	9,000.00	793,500.00	478,100.00	478,100.00	1,000,000.00	1,000,000.00	208,748.40	208,748.40	208,748.40	1,330,755.12	1,330,755.12
	Mania	24,851	14,000.00	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40	208,748.40	1,000,000.00	1,000,000.00	514,747.20	514,747.20	514,747.20	825,907.92	825,907.92
	Woolwich	77,992	11,000.00	11,000.00	11,000.00	6,000.00	857,912.00	504,847.20	504,847.20	1,000,000.00	1,000,000.00	491,885.80	491,885.80	491,885.80	334,222.32	334,222.32
	Harrison	37,000	24,500.00	24,500.00	24,500.00	14,700.00	819,476.00	1,878,240.00	1,878,240.00	0.00	0.00	878,240.00	878,240.00	878,240.00	4,455,882.32	4,455,882.32
	Greenwich	111,800	28,000.00	28,000.00	28,000.00	16,800.00	3,130,400.00	1,878,240.00	1,878,240.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	South Harrison	110,321	11,900.00	11,900.00	11,900.00	7,140.00	1,312,819.90	787,691.94	787,691.94	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Washington	35,420	20,400.00	20,400.00	20,400.00	12,240.00	793,408.00	433,540.80	433,540.80	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Harrison	80,000	21,100.00	21,100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00	1,139,400.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Greenwich	124,860	12,300.00	12,300.00	12,300.00	7,380.00	1,533,318.00	919,990.80	919,990.80	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	West Deptford	108,400	9,500.00	9,500.00	9,500.00	5,700.00	1,010,800.00	606,480.00	606,480.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Greenwich	32,252	13,000.00	13,000.00	13,000.00	7,800.00	419,276.00	251,565.60	251,565.60	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
Waiting for final approval	Elk	42,000	6,250.00	6,250.00	6,250.00	3,750.00	157,500.00	157,500.00	157,500.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Greenwich	78,000	7,800.00	7,800.00	7,800.00	4,800.00	374,400.00	374,400.00	374,400.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Harrison	18,000	15,500.00	15,500.00	15,500.00	9,300.00	167,400.00	167,400.00	167,400.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	South Harrison	132,000	8,900.00	8,900.00	8,900.00	5,340.00	704,880.00	704,880.00	704,880.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Logan	45,000	6,800.00	6,800.00	6,800.00	3,960.00	178,200.00	178,200.00	178,200.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	E. Greenwich	67,000	8,100.00	8,100.00	8,100.00	4,860.00	325,620.00	325,620.00	325,620.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	South Harrison	17,000	11,000.00	11,000.00	11,000.00	6,600.00	112,200.00	112,200.00	112,200.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Harrison	28,000	17,750.00	17,750.00	17,750.00	10,650.00	298,200.00	298,200.00	298,200.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Greenwich	17,000	9,000.00	9,000.00	9,000.00	5,400.00	91,800.00	91,800.00	91,800.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Logan	37,000	9,200.00	9,200.00	9,200.00	5,520.00	204,240.00	204,240.00	204,240.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Elk	32,000	7,000.00	7,000.00	7,000.00	4,200.00	134,400.00	134,400.00	134,400.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Harrison	78,000	23,800.00	23,800.00	23,800.00	14,280.00	1,085,280.00	1,085,280.00	1,085,280.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Harrison	78,000	22,000.00	22,000.00	22,000.00	13,200.00	1,029,600.00	1,029,600.00	1,029,600.00	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
Reprogram Out	Elk	1,704	1,704.00	1,704.00	1,704.00	1,022.40	1,022.40	1,022.40	1,022.40	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Greenwich	1,704	1,704.00	1,704.00	1,704.00	1,022.40	1,022.40	1,022.40	1,022.40	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00
	Harrison	1,704	1,704.00	1,704.00	1,704.00	1,022.40	1,022.40	1,022.40	1,022.40	1,000,000.00	1,000,000.00	878,240.00	878,240.00	878,240.00	0.00	0.00

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

Schedule E

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Bezr Homes/NAR Farms
08-0132-PG
County PIG Program
112 Acres

Block 1102	Lot 1	East Greenwich Twp.	Gloucester County
Block 1102	Lot 2.01	East Greenwich Twp.	Gloucester County
Block 1102	Lot 2.05	East Greenwich Twp.	Gloucester County
Block 1102	Lot 3	East Greenwich Twp.	Gloucester County
Block 1102	Lot 3.02	East Greenwich Twp.	Gloucester County
Block 1102	Lot 5	East Greenwich Twp.	Gloucester County
Block 1102	Lot 7	East Greenwich Twp.	Gloucester County

SOILS:	Other	4% *	0	=	.00
	Prime	91% *	.15	=	13.65
	Statewide	5% *	.1	=	.50

SOIL SCORE: 14.15

TILLABLE SOILS:	Cropland Harvested	94% *	.15	=	14.10
	Wetlands	2% *	0	=	.00
	Woodlands	4% *	0	=	.00

TILLABLE SOILS SCORE: 14.10

FARM USE:	Soybeans-Cash Grain	110 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 Future home
 - 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 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(9)

AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Santo J. Maccherone Farm ("Owner")
South Harrison Township, Gloucester County

N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0126-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 FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on October 6, 2010 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 1, Lots, 2, 3, 6 and Block 5, Lot 4, South Harrison Township Gloucester County, totaling 110.321 surveyed acres hereinafter referred to as "Property" (Schedule A); and

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

WHEREAS, the Property includes a severable exception approximately 1.525 acres in size, restricted to one future single family residence; and

WHEREAS, the Property has zero (0) single family residences, one (1) dormitory used for agricultural labor 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 fruit, vegetable and grain production; and

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

WHEREAS, the Property has a rank score of 81.67 which exceeds 40, which is 70% of the County's average quality score as determined by the SADC on; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 31, 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 February 23, 2012 the SADC certified a development easement value of \$11,900 per acre based on zoning and environmental regulations in place as of September 13, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$11,900 per acre for the development easement for the Property; and

WHEREAS, on April 19, 2012 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, on June 28, 2012 the SADC granted final approval to provide a cost share grant of \$334,222.32 to Gloucester County for the purchase of a development easement on the subject farm resulting in a SADC grant shortfall of \$526,219.18, with the shortfall funded with FRPP grant monies (Schedule B); and

WHEREAS, it became apparent that the FRPP funding approvals were going to be delayed until 2013, but the landowner wished to close prior to the end of 2012; and

WHEREAS, Gloucester County closed on the development easement on December 27, 2012 for \$1,312,819.94 (\$11,900 per acre), without FRPP grant monies; and

WHEREAS, as new FY13 funding is available, Gloucester County is requesting an amendment to their final approval to use this new funding; 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 \$4,455,982.32 in FY13 competitive grant funding eligibility, subject to available funds (Schedule C); 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 D); 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 110.321 surveyed acres; and

Cost share breakdown based on 110.321 acres:

	Cost Share	
SADC	\$787,691.94	(\$7,140/acre)
Gloucester County	\$525,127.96	(\$4,760/acre)
	\$1,312,819.90	(\$11,900 acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the South Harrison Township Committee approved the application on May 9, 2012, 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 \$787,691.94 from its FY13 Competitive funding leaving a remaining eligibility of \$3,668,290.38 from the FY13 competitive grant fund (Schedule C); 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 amended final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Maccherone Property, comprising 110.321 surveyed acres, at a State cost share of \$7,140 per acre, (60% of the purchase price) for a total grant need of \$787,691.94 pursuant to N.J.A.C. 2:76-6.11 and adjustments made according to this resolution and the conditions contained in (Schedule E); 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



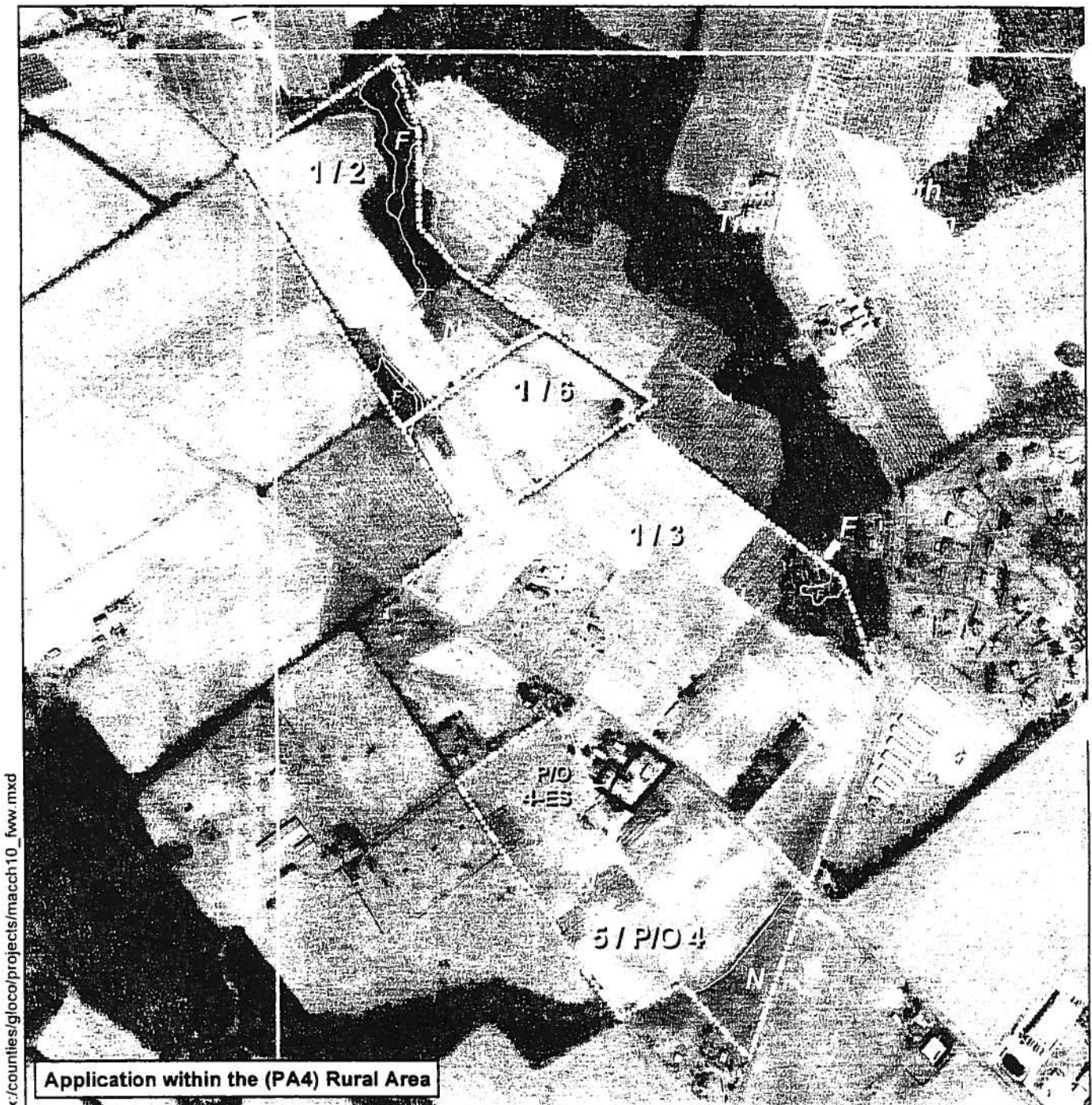
Susan E. Payne, Executive Director
State Agriculture Development Committee

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

Wetlands

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santo J. Maccherone
Block 1 Lots 2 (27.81 ac), 3 (44.32 ac), & 6 (14.58 ac)
Block 5 P/O Lot 4 (29.22 ac) & P/O Lot 4-ES (severable exception - 1.52 ac)
Gross Total = 117.45 ac
South Harrison 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 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/Tupanian 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.

Property in Question	
	SN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned DRB & Recreation Easement
	Federal Land
	Tidelands Boundaries

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: 10/26/2011

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

Date

6/28/12


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Acting Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Jane Brodhecker	ABSENT
Alan Danser	ABSENT
Denis Germano	YES
Torrey Reade	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
James Waltman	YES

Gloucester County

New Jersey Farmland Preservation Program
Preservation Program
County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.

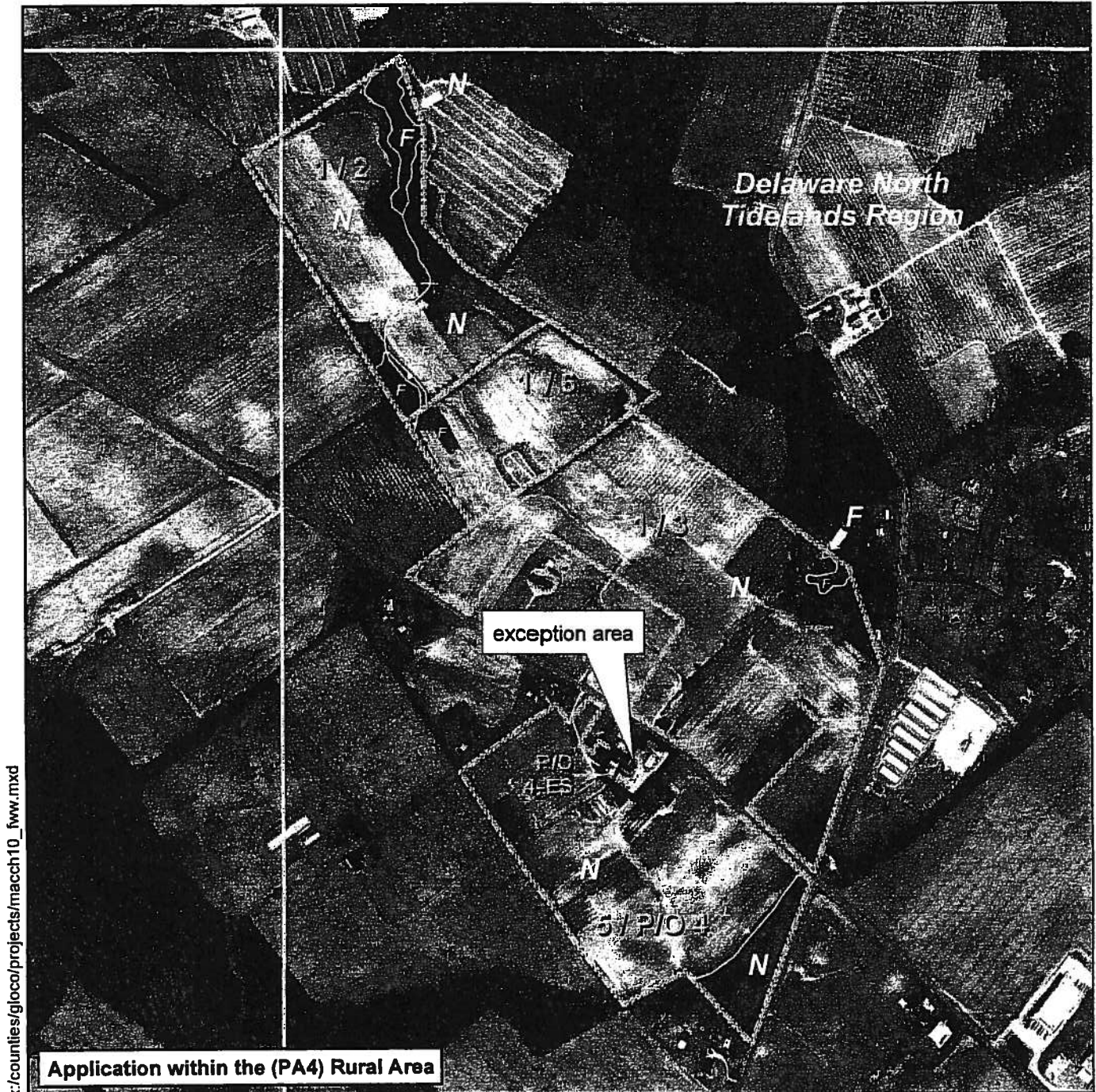
Farm	Municipality	App Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Actual Easement Consideration	SADC Cost Share	Total Federal Grant	SADC Federal Grant	1,500,000		3,000,000	
										Base Grant		Competitive Grant	
										Encumbered at Final	Balance	Encumbered at Final	Balance
DiBella, Joseph & Wright,	Woodwich		11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98			917,317.98	582,682.02		3,000,000.00
DiBella, Michael & Jane	Woodwich		12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10			582,682.02	0.00	89,446.08	2,910,553.92
Still Run Properties LLC	Mantua		16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40					894,950.40	2,015,603.52
Chluccarello, Matthew	Woodwich		15,000.00	15,000.00	9,000.00	793,500.00	476,100.00					476,100.00	1,539,503.52
Prowe, Gary	Mantua		14,000.00	14,000.00	8,400.00	347,914.00	208,748.40					208,748.40	1,330,755.12
Heatherwood Farms III, L.L.C.	Woodwich		11,000.00	11,000.00	6,600.00	857,912.00	504,847.20					514,747.20	825,907.92
W.W. Heritage Sons, Inc.	Harrison		24,500.00	24,500.00	14,700.00	819,476.00	491,685.60					491,685.60	334,222.32
Maccherone, Santo J./	South Harrison	120.510	11,900.00	11,900.00	7,140.00	1,434,069.00	860,441.40	630,400.00	526,219.08			334,222.32	0.00

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
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Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
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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

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santo J. Maccherone

Block 1 Lots 2 (27.81 ac), 3 (44.32 ac), & 6 (14.58 ac)

Block 5 P/O Lot 4 (29.22 ac) & P/O Lot 4-ES (severable exception - 1.52 ac)

Gross Total = 117.45 ac

South Harrison Twp., Gloucester County

500 250 0 500 1,000 Feet

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

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

Date: 10/26/2011

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2012R6(2)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Santo J. Maccherone Farm ("Owner")

South Harrison Township, Gloucester County

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

SADC ID# 08-0126-PG

JUNE 28, 2012

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 FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on October 6, 2010 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 1, Lots, 2, 3, 6 and Block 5 Lot 4, South Harrison Township Gloucester County, totaling 117 acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

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

WHEREAS, the Property has a rank score of 81.32 which exceeds 40, which is 70% of the County's average quality score as determined by the SADC on; and

WHEREAS, the Property includes a severable exception approximately 1.52 acres in size, restricted to one future single family residence; and

WHEREAS, the Property has one (1) dormitory used for agricultural labor on the area to be preserved; and

WHEREAS, the Property has approximately 71% Prime soils 22% Statewide Important soils and at the time of application the farm was in fruit, vegetable and grain production; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 31, 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 February 23, 2012 the SADC certified a development easement value of \$11,900 per acre based on zoning and environmental regulations in place as of September 13, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$11,900 per acre for the development easement for the Property; and

WHEREAS, on April 19, 2012 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, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 120.51 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; 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 D); and

WHEREAS, the Gloucester County Agriculture Development Board has asked that the SADC final approval and the \$272,021.51 SADC competitive grant allocation for the Ayling farm approved by the SADC on September 22, 2011 be rescinded due to significant contractual delays with the Owner; and

WHEREAS, with the addition of the \$272,021.51 from the Ayling farm the County has a total SADC FY11 competitive grant eligibility of \$334,222.32; and

WHEREAS, at the County's request the SADC submitted a parcel application to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch Lands Protection Program (FRPP); and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 6.33% impervious cover restriction equal to approximately 7.53 acres of land available for the construction of agricultural and other related infrastructure permitted on the Property outside of the exception area; and

WHEREAS, the NRCS has been determined that the Property and the Landowner qualify for FRPP grant funds; and

WHEREAS, the federal appraised current easement value, as of September 2012, has been determined to be \$1,260,800 or \$10,776.07 per acre based on 117 acres, resulting in an estimated \$630,400 FRPP grant (50% of the FRPP easement value); and; and

WHEREAS, the County intends to utilize the FRPP grant to supplement the shortfall in the SADC cost share grant, using any remaining funding to further reduce the County cost share; and

Cost share breakdown prior to FRPP Grant (based on 120.51 acres)

	<u>Total</u>	<u>Funding Available</u>	<u>Shortfall</u>
SADC	\$860,441.40(60% at \$7,140/acre)	\$334,222.32	\$526,219.18
Gloucester Cty	\$573,627.60(40% at \$4,760/acre)	\$573,627.60	\$0
Total Easement	\$1,434,069.00(\$11,900 /acre)		

Cost share breakdown with *estimated* FRPP Grant of \$630,400 (based on 120.51 acres):

	<u>Total (before FRPP grant)</u>	<u>FRPP</u>	<u>New Cost Share</u> (% of Total)
FRPP Grant			\$630,400.00 (43.95% at \$5,231.10/acre)
SADC	\$860,441.40	\$526,219.08	\$334,222.32 (23.31% at \$2,773.40/acre)
Gloucester Cty	\$573,627.60	\$104,180.92	\$469,446.68 (32.74% at \$3,895.50/acre)
			\$1,434,069.00 \$11,900/acre

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Gloucester County Agriculture Development Board is requesting to use its remaining FY11 competitive grant fund eligibility of \$334,222.32 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 9, 2012, the South Harrison Township Committee approved the application; and

WHEREAS, the Gloucester County Agriculture Development Board approved the application on April 19, 2012 and secured a commitment of funding for up to \$4,760/acre from the Gloucester County Board of Chosen Freeholders for the required local match on April 18, 2012; 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 subject farm, comprising approximately 120.51 acres, at a State cost share totaling \$334,222.32 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED, that if additional funds are needed due to an increase in acreage the grant may be adjusted to utilize available base grant funding so long as it does not impact any other applications' encumbrance; 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

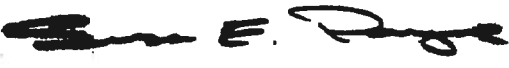
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, 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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

Date

6/28/12


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Acting Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Jane Brodhecker	ABSENT
Alan Danser	ABSENT
Denis Germano	YES
Torrey Reade	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
James Waltman	YES

Wetlands

Schedule 4



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santo J. Maccherone

Block 1 Lots 2 (27.81 ac), 3 (44.32 ac), & 6 (14.58 ac)

Block 5 P/O Lot 4 (29.22 ac) & P/O Lot 4-ES (severable exception - 1.52 ac)

Gross Total = 117.45 ac

South Harrison 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.

Property in Question	
	ES - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned GIS & Recreation Easement
	Federal Land
	Tidelands Boundaries

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: 10/26/2011

Schedule 7
FY04

Gloucester County
New Jersey Farmland Preservation Program
Preservation Program
County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.

Farm	Municipality	App Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Actual Easement Consideration	SADC		1,500,000		3,000,000		
							SADC	Total Federal Grant	SADC Federal Grant	Base Grant		Competitive Grant	
										Cost Share	Encumbered at Final	Balance	Encumbered at Final
DiBella, Joseph & Wright,	Woolwich		11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98		917,317.98	582,682.02		3,000,000.00	
DiBella, Michael & Jane	Woolwich		12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10		582,682.02	0.00		2,910,553.92	
Still Run Properties LLC	Mantua		16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40				894,950.40	2,015,603.52	
Chiuccarello, Matthew	Woolwich		15,000.00	15,000.00	9,000.00	793,500.00	476,100.00				476,100.00	1,539,503.52	
Prowse, Gary	Mantua		14,000.00	14,000.00	8,400.00	347,914.00	208,748.40				208,748.40	1,330,755.12	
Heatherwood Farms III, L.L.C.	Woolwich		11,000.00	11,000.00	6,600.00	857,912.00	504,847.20				514,747.20	825,907.92	
W.W. Heritage Sons, Inc.	Harrison		24,500.00	24,500.00	14,700.00	819,476.00	491,685.60				491,685.60	334,222.32	
Maccherone, Santo J.	South Harrison	120.510	11,900.00	11,900.00	7,140.00	1,434,069.00	860,441.40	630,400.00	526,219.08		334,222.32	0.00	

Schedule C

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Maccherone, Santo J.
08- 0126-PG
FY 2011 County PIG Program
117 Acres

Block 1	Lot 2	South Harrison Twp.	Gloucester County
Block 1	Lot 3	South Harrison Twp.	Gloucester County
Block 1	Lot 6	South Harrison Twp.	Gloucester County
Block 5	Lot 4	South Harrison Twp.	Gloucester County

SOILS:	Local	3% *	.05	=	.15
	Other	4% *	0	=	.00
	Prime	71% *	.15	=	10.65
	Statewide	22% *	.1	=	2.20

SOIL SCORE: 13.00

TILLABLE SOILS:	Cropland Harvested	85% *	.15	=	12.75
	Other	4% *	0	=	.00
	Wetlands	3% *	0	=	.00
	Woodlands	8% *	0	=	.00

TILLABLE SOILS SCORE: 12.75

FARM USE:	Wheat-Cash Grain	84 acres
	Vegetable & Melons	30 acres
	Deciduous Tree Fruit	5 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 (1.52) acres for
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)
 - c. Additional Restrictions:
 1. 6.33% impervious cover max (approx 7.53 acres) pursuant to FY12 Federal Farm and Ranch Land Protection Program
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises:
Dormitory - structure for agricultural 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.

Schedule U

New Jersey Farmland Preservation
Competative Ranking Report
Farms Receiving Final Approval June 28, 2012
Farms to Utilize Competitive Grant Monies

FY 2011 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Burlington County	Mansfield Twp.	Burlington Cnty/Durr Estate	110	70.35	10	30	50	-19.65

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

County Planning Incentive Grant - FY18-2019														
	Municipality	App Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Essential Goal/Initiation	BASE GRANT			COMPETITIVE GRANT			TOTAL	ELIGIBILITY
							Expend	Encumbered at Fiscal	Balance	Expend	Encumbered at Fiscal	Balance		
Farm														
Dibella, Joseph & Wright, Woolwich	Woolwich	129.018	11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98	582,882.02	1,582,882.02	89,446.08	89,446.08	2,910,553.92	3,000,000	
Dibella, Michael & Jane Woolwich	Woolwich	91.446	12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10		1,000,000.00	894,950.40	894,950.40	2,015,603.52		
Still Run Properties LLC Mantua	Mantua	93.233	16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40			476,100.00	476,100.00	1,536,503.52		
Chiuccarello, Matthew Woolwich	Woolwich	52.900	15,000.00	15,000.00	8,400.00	793,500.00	476,100.00			208,748.40	208,748.40	1,330,755.12		
Prowse, Gary Mantua	Mantua	24.851	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40			504,847.20	504,847.20	825,907.92		
Heatherwood Farms III, L.L.C. Woolwich	Woolwich	77.992	11,000.00	11,000.00	6,600.00	857,912.00	504,847.20			491,885.60	491,885.60	334,222.32		
W.W. Heritage Sons, Inc. Harrison	Harrison	37.000	24,500.00	24,500.00	14,700.00	819,476.00	491,885.60		0.00	878,240.00		0.00	4,455,982.32	
Bezr Homes LLC (Zeck) Greenwich	Greenwich	111.800	28,000.00	28,000.00	16,800.00	3,130,400.00	1,878,240.00			787,691.94		3,668,290.38		
Maccherone, Santo L/ South Harrison	South Harrison	110.321	11,900.00	11,900.00	7,140.00	1,312,819.90	787,691.94							
Ayling, A. & R. Washington	Washington	35.420	20,400.00	22,400.00	12,240.00	793,408.00	433,540.80							
Holzheuer, Charles & Son Harrison	Harrison	80.000	21,100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00							
Palane, Allio & Mary T. Greenwich	Greenwich	124.660	12,300.00	12,300.00	7,380.00	1,533,318.00	919,990.80							
Urban, George and Robert West Deptford	West Deptford	106.400	9,500.00	9,500.00	5,700.00	1,010,800.00	608,480.00							
Stefka, Robert Sr. & William Jr. (H4) Greenwich	Greenwich	32.252	13,000.00	13,000.00	7,800.00	418,276.00	251,565.60							
Waiting for final approval														
Rambo Elk	Elk	42.000	6,250.00		3,750.00		157,500.00							
Lanza, Noreen Greenwich	Greenwich	78.000	7,800.00		4,800.00		374,400.00							
Raffaghello Harrison	Harrison	18.000	15,500.00		9,300.00		167,400.00							
Marino, J & S South Harrison	South Harrison	132.000	8,900.00		5,340.00		704,880.00							
Gaventa Logan	Logan	45.000	6,800.00		3,960.00		178,200.00							
DeSimone E. Greenwich	Greenwich	67.000	8,100.00		4,860.00		325,620.00							
Sorbelli, Thomas & Marie South Harrison	South Harrison	17.000	11,000.00		6,600.00		112,200.00							
Meagher, Gary Harrison	Harrison	28.000	17,750.00		10,650.00		296,200.00							
Dormann, John & Karen Greenwich	Greenwich	17.000	9,000.00		5,400.00		91,800.00							
Cavallaro, John Angelo Greenwich	Greenwich	37.000	9,200.00		5,520.00		204,240.00							
Haynicz, Daniel & Elnor Elk	Elk	32.000	7,000.00		4,200.00		134,400.00							
Benif Estate Harrison	Harrison	78.000	23,800.00		14,280.00		1,085,280.00							
		78.000	22,000.00		13,200.00		1,028,600.00							
Encumbered/Expended FY11								Encumbered	Expend	Balance	Encumbered	Expend	Balance	
								0.00	1,600,000.00	0.00	334,222.32	2,685,777.88	0.00	
Encumbered/Expended FY18								1,000,000.00	0.00	0.00	1,851,778.02	0.00		
Total		1,1764				17,058,629	15,046,407	1,600,000.00	1,600,000.00	0.00	1,685,941.94	2,685,777.88		
Program 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

Maccherone, Santo J.
08-0126-PG
County PIG Program
117 Acres

Block 1	Lot 2	South Harrison Twp.	Gloucester County
Block 1	Lot 3	South Harrison Twp.	Gloucester County
Block 1	Lot 6	South Harrison Twp.	Gloucester County
Block 5	Lot 4	South Harrison Twp.	Gloucester County

SOILS:	Local	3% *	.05	=	.15
	Other	4% *	0	=	.00
	Prime	71% *	.15	=	10.65
	Statewide	22% *	.1	=	2.20

SOIL SCORE: 13.00

TILLABLE SOILS:	Cropland Harvested	85% *	.15	=	12.75
	Other	4% *	0	=	.00
	Wetlands	3% *	0	=	.00
	Woodlands	8% *	0	=	.00

TILLABLE SOILS SCORE: 12.75

FARM USE:	Wheat-Cash Grain	84 acres
	Vegtable & Melons	30 acres
	Deciduous Tree Fruit	5 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 (1.52) acres for
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)
 - c. Additional Restrictions:
 1. 6.33% impervious cover max (approx 7.53 acres) pursuant to FY12 Federal Farm and Ranch Land Protection Program
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises:
Dormitory - structure for agricultural 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.

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 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

RESOLUTION FY2013R3(10)

AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE
GRANT TO

GLOUCESTER COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Samuel A. Ayling and Richard A. Ayling Farm ("Owner")
Washington Township, Gloucester County

N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0098-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 FY2013 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 Ayling Farm identified as Block 82.21, Lot 28, Washington Township, Gloucester County, which totals 35.42 surveyed easement acres hereinafter referred to as "Property" (Schedule A); and

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

WHEREAS, the Property has one 1.24-acre severable exception for the existing residence; and

WHEREAS, the Property has one (1) single family residence, zero (0) agricultural labor units and no pre-existing non-agricultural uses, on the area to be preserved outside of the exception; and

WHEREAS, at the time of application the Property was in apple, peach and vegetable 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 rank score of 56.37 which exceeds 40, which is 70% of the County's average quality score as determined by the SADC on November 12, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 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 December 9, 2010 the SADC certified a development easement value of \$20,400 per acre based on zoning and environmental regulations in place as of June 30, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, Gloucester County accepted the Owner's offer of \$22,400 per acre for the development easement for the Property, which is greater than the certified value of \$20,400, but less than the highest of the two appraised values; and

WHEREAS, on June 16, 2011 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, September 22, 2011 the SADC granted final approval to the Property securing a \$272,021.52 grant equal to Gloucester County's remaining FY11 competitive grant eligibility (Schedule B); and

WHEREAS, subsequently in June, 2012 the County requested that the September 22, 2011 SADC final approval and funding allocations for the Property be rescinded due to significant contractual delays with the landowner; and

WHEREAS, Gloucester County closed on the Ayling farm on December 20, 2012 for \$793,408 (\$22,400 per acre); and

WHEREAS, currently the County has no base grant funding available and \$3,668,290.38 in FY13 competitive grant funding eligibility, subject to available funds (Schedule C); 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, 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 D); 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 35.42 surveyed acres; and

Cost share breakdown based on 35.42 acres:

	<u>Cost Share</u>	
SADC	\$433,540.80	(\$12,240/acre)
Gloucester County	\$289,027.20	(\$ 8,160 /acre)
<u>Washington Twp.</u>	<u>\$ 70,840.00</u>	<u>(\$ 2,000/acre)</u>
	\$793,408.00	(\$22,400 acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Washington Township Committee approved the application on August 25, 2010 along with an additional \$2,000 per acre, 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 \$433,540.80 from its FY13 Competitive funding leaving a remaining eligibility of \$3,234,749.58 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; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants amended final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Ayling Property, comprising 35.42 surveyed acres, at a State cost share of \$12,240 per acre (60% of the certified market value and 54.64% of the purchase price), totaling \$433,540.80 pursuant to N.J.A.C. 2:76-6.11 and adjustments made according to this resolution and the conditions contained in (Schedule E); and

BE IT FURTHER RESOLVED, the SADC acknowledges the rescission of Final Approval Resolution FY12R9(13) dated September 22, 2011 and the release of the previously approved grant for the Ayling Farm in the amount of \$272,021.52; 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.

3/29/13
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

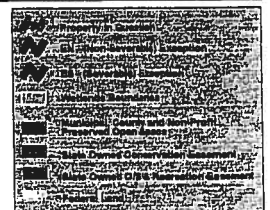


x:/counties/gloco/projects/ayling 10fww.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Samuel Richard and Arthur Alan Ayling
Block 82.21 Lots P/O 28 (36.5 ac) & P/O 28-ES (severable exception - 1.1 ac)
Gross Total = 37.5 ac
Washington Twp., Gloucester County

250 125 0 250 500 Feet



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/OGIS 2007/2008 Digital Aerial Image

July 16, 2009

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY12R9(13)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Samuel A. Ayling and Richard A. Ayling Farm ("Owner")

Washington Township, Gloucester County

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

SADC ID# 08-0098-PG

September 22, 2011

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, the SADC granted preliminary approval of Gloucester County's PIG plan on May 22, 2008 and final approval of the plan on July 24, 2008; and

WHEREAS, on June 25, 2009 the SADC received an application for the sale of a development easement from Gloucester County for the Ayling Farm identified as Block 82.21, Lot 28, Washington Township, Gloucester County, totaling 37 acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

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

WHEREAS, the Property has one 1.05-acre severable exception to exclude the existing residence and one (1) single family residence (not in use) on the area to be preserved; and

WHEREAS, the Property has a rank score of 56.37 which exceeds 40, which is 70% of the County's average quality score as determined by the SADC on November 12, 2009; and

WHEREAS, the Property has approximately 68% Prime soils and at the time of application the farm was in apple, peach and vegetable production; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 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 December 9, 2010 the SADC certified a development easement value of \$20,400 per acre based on zoning and environmental regulations in place as of June 30, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, Gloucester County accepted the Owner's offer of \$20,400 per acre for the development easement for the Property; and

WHEREAS, on June 16, 2011 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, the County has not requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 37 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; 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 D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Gloucester County Agriculture Development Board is requesting their remaining competitive funding of \$272,021.52, leaving a balance of zero from the competitive grant and a shortfall of \$180,858.48 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 25, 2010 the Washington Township Committee approved the application and on April 13, 2011, pursuant to Ordinance Number 7-2011, the Township approved a contribution of \$2,000 per acre totaling \$74,000 (8.94% of the easement purchase); and

WHEREAS, the Gloucester County Agriculture Development Board approved the application on June 16, 2011 and secured a commitment of funding for \$13,048.07 per acre, totaling \$482,778.48 (58.25% of the easement purchase) from the Gloucester County Board of Chosen Freeholders for the required local match on June 22, 2011; 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 Farm, comprising 37 acres, at a State cost share totaling \$272,021.52 (\$7,351.93 per acre, 36.04% of certified market value and 32.83% of the purchase price), pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED, that if additional funds are needed due to an increase in acreage the grant may be adjusted to utilize available base grant funding so long as it does not impact any other applications' encumbrance; 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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/22/11
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 Grifa)	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
Ralph Siegel (rep. State Treasurer Andrew P. Sidamon-Erstoff)	YES
Jane Brodhecker	YES
Alan Danser	YES
Denis Germano	YES
Torrey Reade	YES
James Waltman	YES

severable

x:\counties\gloucester\projects\ayling\10\www.mxd

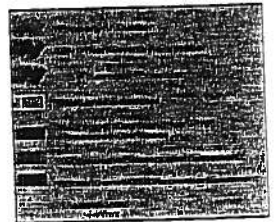
Application within the (PA1) Metropolitan Area

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Samuel Richard and Arthur Alan Ayling
Block 82.21 Lots P/O 28 (36.5 ac) & P/O 28-ES (severable exception - 1.1 ac)
Gross Total = 37.5 ac
Washington Twp., Gloucester 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 control 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
H - Non-Wetlands
P - 30' Buffer
W - Water

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJDTFGIS 3/07/2005 Landcover Data

July 16, 2008

**New Jersey Farmland Preservation Program
Preservation Program**

Schedule 15

Single: 'incentivegrant-2007rulescountry'2009citycityplfinancialstatus x/sid/pouces/es

**New Jersey Farmland Preservation
Competative Ranking Report
Farms Receiving Final Approval September 22, 2011
Farms to Utilize Competitive Grant Monies**

FY 2011 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Gloucester County	Woolwich Twp.	Heatherwood Farms III LLC (Stambaugh)	77	90	0	40	50	0
Gloucester County	Woolwich Twp.	Chiuccarello, Matthew	53	90	0	40	50	0
Gloucester County	Woolwich Twp.	DiBella, Michael & Jane	92	90	0	40	50	0
Gloucester County	Mantua Twp.	Prowe, Gary	24	80	0	30	50	0
Gloucester County	Mantua Twp.	Still Run Properties LLC (Brown, Stephen)	94	70	0	30	40	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Cumberland County	Fairfield Twp.	Ruske, Roger, Margaret & Christopher	205	50	0	50	0	0
Gloucester County	Harrison Twp.	Heritage, W.W. Sons, Inc.	37	50	10	40	0	0

State Agriculture Development Committee **Schedule B**
SADC Final Review: Development Easement Purchase

Ayling Brothers
08- 0098-PG
FY 2011 County PIG Program
37 Acres

Block 82.21	Lot 28	Washington Twp.	Gloucester County
SOILS:		Other	1% * 0 = .00
		Prime	68% * .15 = 10.20
		Statewide	31% * .1 = 3.10
			SOIL SCORE: 13.30
TILLABLE SOILS:		Cropland Harvested	67% * .15 = 10.05
		Woodlands	23% * 0 = .00
			TILLABLE SOILS SCORE: 10.05
FARM USE:		Vegtable & Melons	12 acres
		Deciduous Tree Fruit	12 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 (1.05) acres for exclude existing house
 - 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)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - Standard Single Family
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 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.

New Jersey Farmland Preservation Program

Schedule C

As of 3/12/2013

Schedule "D"
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.	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

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Ayling Brothers
08-0098-PG
County PIG Program
37 Acres

Block 82.21	Lot 28	Washington Twp.	Gloucester County
SOILS:		Other	1% * 0 = .00
		Prime	68% * .15 = 10.20
		Statewide	31% * .1 = 3.10
			SOIL SCORE: 13.30
TILLABLE SOILS:		Cropland Harvested	67% * .15 = 10.05
		Woodlands	33% * 0 = .00
			TILLABLE SOILS SCORE: 10.05
FARM USE:		Vegtable & Melons	12 acres
		Deciduous Tree Fruit	12 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 (1.05) acres for exclude existing house
 - 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)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - Standard Single Family
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 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(11)

AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT
to
DELAWARE TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Harry and Cheryl Copeland
Delaware Township, Hunterdon County

N.J.A.C. 2:76-17A. et seq.
SADC ID# 10-0318-PG

MARCH 28, 2013

Amendment Synopsis:

- acknowledge the change from a 5 acre to 4 acre nonseverable exception area.
- acknowledge the use of a Federal Farm and Ranch Lands Protection Program Grant.

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Delaware Township, which included the Copeland Farm, identified as Block 39, Lot 3, Delaware Township, Hunterdon County, totaling approximately 74.407 surveyed acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the SADC granted Final Approval for the Property on January 26, 2012 which included a 7-acre severable exception area for 2 lots with final subdivision approval and a 5-acre non-severable exception area for four existing dwellings and an easement value of \$12,700/acre (Schedule B); and

WHEREAS, after SADC Final Approval, at the Township and Landowner's request to leverage local funding, the SADC submitted a parcel application to the FY12 United States Department of Agriculture, Natural Resources Conservation Service Federal Farm and Ranch Lands Protection Program (FRPP); and

WHEREAS, the NRCS has been determined that the Property and the Landowner qualify for FY12 FRPP grant funds and approved a grant not to exceed 50% of the federal appraised current value of \$903,000, or \$12,922.15 / acre (based on 69.88 acres) for an estimated FRPP grant of \$480,749.21 subject to final surveyed acreage; and

WHEREAS, the landowner has agreed to the additional restrictions involved with the FRPP Grant, including a 6.67% maximum impervious coverage restriction (approximately 4.96 acres available for impervious cover) on the lands being preserved outside of the exception area; and

WHEREAS, to date \$1,750,000 of FY09, FY11 and FY13 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Delaware Township has also encumbered \$205,920 for the Cyktor Farm closing and has two other applications anticipating final approval for a total of \$1,192,511.34 in grant need, leaving a remaining PIG balance of \$557,488.66 (Schedule C); and

WHEREAS, the Township has requested to use the \$480,749.21 FRPP grants funds to cover the entire local cost share (County and Municipality) with any remaining FRPP grant funds of approximately \$102,761.69 to be utilized to reduce the needed SADC cost share, hence, reducing the overall expenditure of Delaware Township's PIG grant funds; and

WHEREAS, should alternate FRPP funding become available from other funding years or through other qualified entities such as a Non-Profit organization or County it may be utilized if this funding benefits the easement acquisition and/or the successful use of FRPP funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, the Delaware Township Committee approved the application and its funding commitment for 20% of the easement purchase (\$2,540 per acre) on the Copeland Farm on March 28, 2011, and the Hunterdon County Agriculture Development Board approved the application on February 10, 2011 and secured a commitment of funding for 20% of the easement purchase (\$2,540 per acre) from the Hunterdon County Board of Chosen Freeholders for the required local match on March 15, 2011; and

WHEREAS, the estimated cost share break-down is as follows based on 74.407 acres:

	<u>Cost Share</u>	
SADC	\$566,981.34	(\$7,620 per acre or 60%)
Delaware Twp.	\$188,993.76	(\$2,540 per acre or 20%)
Hunterdon County	\$188,993.76	(\$2,540 per acre or 20%)
	\$944,968.90	(\$12,700 per acre); and

Cost share breakdown after FRPP Grant of \$451,500 (based on 74.407 acres):

	<u>Total</u>	<u>FRPP</u>	<u>New Cost Share</u>
SADC	\$566,981.34 (\$7,620/acre)	\$102,761.69	\$464,219.65
County	\$188,993.76 (\$2,540/acre)	\$188,993.76	\$0
Township	\$188,993.76 (\$2,540/acre)	\$188,993.76	\$0
FRPP			\$480,749.21
Total	\$944,968.90 (\$12,700/acre)	\$480,749.21	\$944,968.90 (\$12,700/acre)

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

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants amended final approval to provide a cost share grant to Delaware Township for the purchase of a development easement on the Copeland Farm by Hunterdon County, comprising approximately 74.407 acres, at a State cost share of \$7,620 per acre for an estimated total of \$566,981.34 (60% of certified market value and estimated total cost) 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 (estimated \$102,761.69) from the United States Department of Agriculture, Natural Resources Conservation Service under the FY12 Federal Farm and Ranch Lands Protection Program to offset SADC grant needs on the Property; and

BE IT FURTHER RESOLVED, that the SADC cost share grant shall utilize an approximate total of \$464,219.65 from Delaware Township's PIG funds and \$102,761.69 from the USDA, NRCS FY12 FRPP grant funds; 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, if the Township and County agree to the SADC providing its grant directly to Hunterdon County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and additional closing documents 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

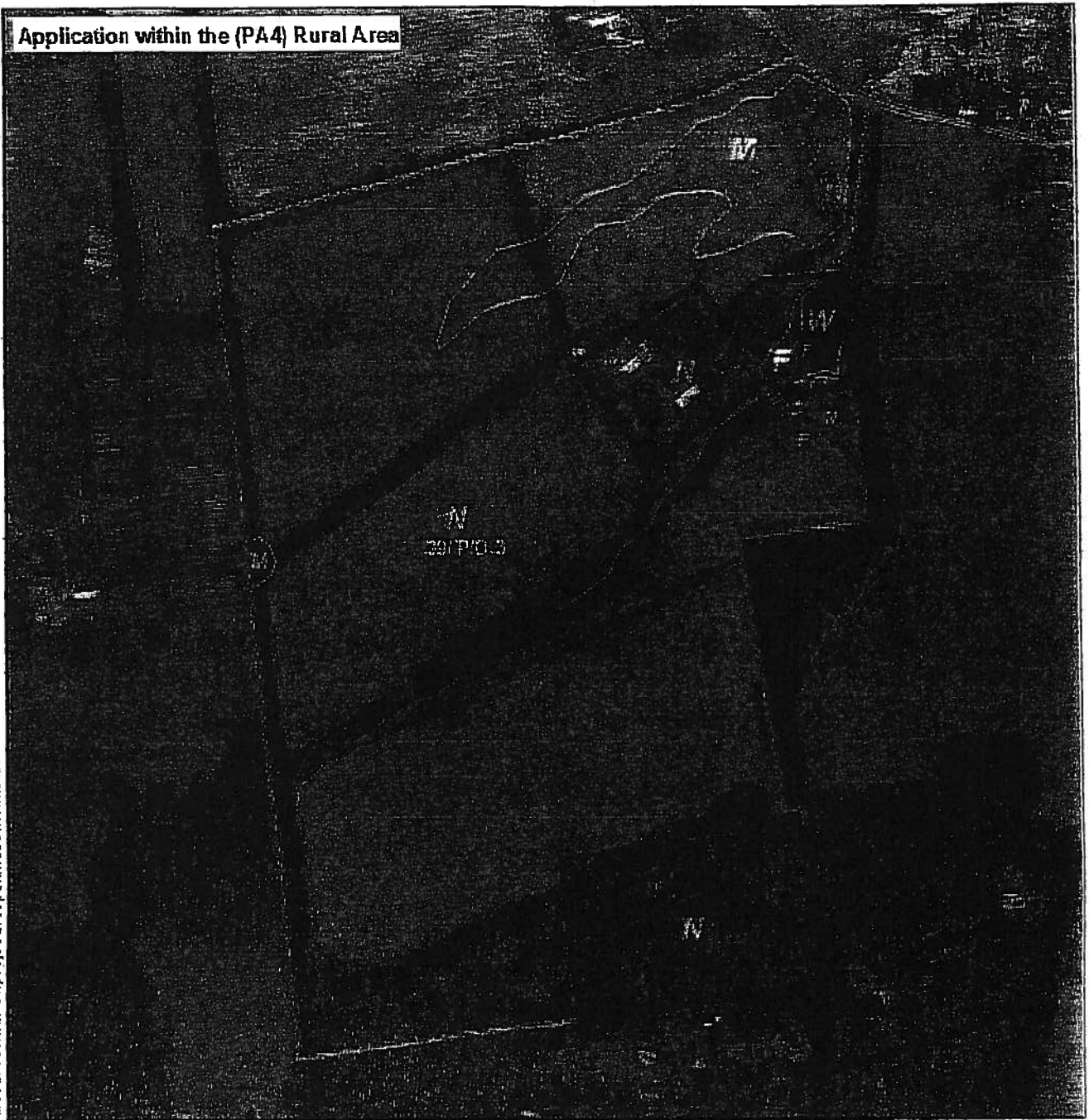
VOTE WAS RECORDED AS FOLLOWS:

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

Wetlands

Application within the (PA4) Rural Area

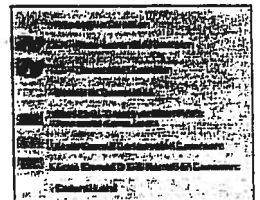
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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Hattie and Cheryl Copeland
Block 39 Lots P/O 3 (72.4 ac) & P/O 3-ES (severable exception - 7.0 ac)
& P/O 3-EN (non-severable exception - 5.1 ac)
Gross Total = 84.5 ac
Delaware Twp. Hunterdon County

500 250 0 500 1000 Feet



Wetlands Legend:
 1 - 1st Year Wetlands
 2 - 2nd Year Wetlands
 3 - 3rd Year Wetlands
 4 - 4th Year Wetlands
 5 - 5th Year Wetlands
 6 - 6th Year Wetlands
 7 - 7th Year Wetlands
 8 - 8th Year Wetlands
 9 - 9th Year Wetlands
 10 - 10th Year Wetlands

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The user shall be responsible for the accuracy and precision of the data and for the use of the data for any purpose. The user shall be responsible for the accuracy and precision of the data and for the use of the data for any purpose. The user shall be responsible for the accuracy and precision of the data and for the use of the data for any purpose.

Source:
 1 - 1st Year Wetlands
 2 - 2nd Year Wetlands
 3 - 3rd Year Wetlands
 4 - 4th Year Wetlands
 5 - 5th Year Wetlands
 6 - 6th Year Wetlands
 7 - 7th Year Wetlands
 8 - 8th Year Wetlands
 9 - 9th Year Wetlands
 10 - 10th Year Wetlands

Map 14, 2009

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, if the Township and County agree to the SADC providing its grant directly to Hunterdon County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); 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.

1/26/12
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin)	YES
Tom Stanuikynas (rep. DCA Acting Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Andrew P. Sidamon-Erstoff)	YES
Jane Brodhecker	YES
Alan Danser	YES
Denis C. Germano	ABSENT
Torrey Reade	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
James Waltman	YES

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Copeland Farm
10- 0318-PG
FY 2009 PIG EP - Municipal 2007 Rule
70 Acres

Block 39	Lot 3	Delaware Twp.	Hunterdon County
SOILS:			SOIL SCORE:
TILLABLE SOILS:			TILLABLE SOILS SCORE:
FARM USE:	Hay	70 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 five (5) acres for around four existing dwellings and farm buildings
Exception is not to be severed from Premises
Right to Farm language is to be included in Deed of Easement
 - 2nd (8.97) acres for to sever 2 additional building lots
Exception is severable
Right to Farm language is to be included in Deed of Future Lot
 - 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.

**Municipal Planning Incentive Grant
Delaware Township, Hunterdon County**

Farm	SADC ID#	Acres	SADC Certified Per Acre	Allocated & Approved Per Acre	SADC Grant Per Acre	Grants Per Acre	Eligible Consideration	SADC Goal Basis	Cost Share	Federal Grant		
										Total Federal Grant	SADC Federal Grant	783 - GSPT Expended
Copeland	10-0318-PG	74.407	12,700.00	12,700.00	7,620.00	60.00%	944,968.90	944,968.90	566,981.34	480,749.21	102,761.69	566,981.34
Cyktor	10-0323-PG	22.000	15,600.00		9,360.00	60.00%	343,200.00	343,200.00	205,920.00			205,920.00
Lovernberg	10-0334-PG	42.000	8,800.00	8,800.00	5,300.00	60.22%	369,600.00	369,600.00	222,600.00			
Yard	10-0333-PG	33.000	9,950.00	9,950.00	5,970.00	60.00%	328,350.00	328,350.00	197,010.00	224,000.00		
Total Pending	4	171.407							1,192,511.34			557,488.66
Total Encumbered	2	96.407							772,901.34	480,749.21		772,901.34
Gross/Expended												0.00
TOTAL												977,098.66
Reprogram Out												

Schedule C

JUL 2011 - 1

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Copeland, Harrie & Cheryl
10-0318-PG
PIG EP - Municipal 2007 Rule
75 Acres

Block 39 Lot 3 Delaware Twp. Hunterdon County

SOILS:

SOIL SCORE:

TILLABLE SOILS:

TILLABLE SOILS SCORE:

FARM USE:

Hay

70 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 four (4) acres for around four existing dwellings and farm buildings
Exception is not to be severed from Premises
Right to Farm language is to be included in Deed of Easement
 - 2nd seven (7) acres for to sever 2 additional building lots
Exception is severable
Right to Farm language is to be included in Deed of Future Lot
 - c. Additional Restrictions:
 1. 6.67% impervious cover maximum (approximately 4.67 acres available for impervious cover) on the lands being preserved outside of the exception area pursuant to FY12 Federal Farm and Ranch Land Protection Program.
 - 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(12)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

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

**On the Property of
Teresa J. Holtzhauser & Charles Holtzhauser & Son ("Owner")
Harrison Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0076-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 Teresa J. Holtzhauser & Charles Holtzhauser & Son Farm identified as Block 49, Lot 6, Harrison Township, Gloucester County, totaling 90 surveyed easement acres hereinafter referred to as "Property" (Schedule A); and

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

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

WHEREAS, the Property includes one (1) existing single family residence and one (1) agricultural labor dormitory consisting of 4-rooms, which sleeps up to 8 and no pre-existing non-agricultural uses; 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 63.79 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 January 22, 2009, the SADC certified a development easement value of \$21,100 per acre based on zoning and environmental regulations in place as of August 2007; 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 \$21,100 per acre; and

WHEREAS, Gloucester County closed on the 90 acre development easement on April 28, 2010 for \$1,899,000.00 (\$21,100 per acre)and; 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 \$3,234,749.58 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 90 surveyed acres; and

Cost share breakdown based on 90 acres:

	<u>Cost Share</u>	
SADC	\$1,139,400	(\$12,660 per acre or 60%)
<u>Gloucester County</u>	<u>\$759,600</u>	<u>(\$8,440 per acre or 40%)</u>
	\$1,899,000	(\$21,100 acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Harrison Township Committee approved the application on September 2, 2008, 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 \$1,139,400 from its FY13 Competitive funding leaving a remaining eligibility of \$2,095,349.58 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 Holtzhauser Property, comprising 90 surveyed acres, at a State cost share of \$12,660 per acre, totaling \$1,139,400 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\holtzhauser09\fw.mxd

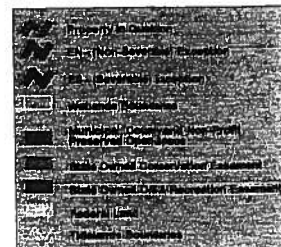
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Charles and Teresa Holtzhauser
Block 49 Lot 6 (90.3 ac)
Harrison 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.

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
U - Uplands
W - Water

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

July 7, 2008

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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	DeWiide/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.	DeWiide/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.	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

*Schedule
"C"*

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Teresa J. Holtzhauser
08-0076-PG
County PIG Program
90 Acres

Block 49	Lot 6	Harrison Twp.	Gloucester County
SOILS:		Other	21% * 0 = .00
		Prime	54% * .15 = 8.10
		Statewide	25% * .1 = 2.50
			SOIL SCORE: 10.60
TILLABLE SOILS:		Cropland Harvested	76% * .15 = 11.40
		Other	1% * 0 = .00
		Wetlands	23% * 0 = .00
			TILLABLE SOILS SCORE: 11.40
FARM USE:		Deciduous Tree Fruit	50 acres
		Soybeans-Cash Grain	23 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: No Exceptions Recorded
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family - main residence
 - f. Agricultural Labor Housing Units on Premises:
Dormitory - 4 rooms
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.