

# PLEASE BE ADVISED

THE SADC MEETING WILL BE HELD IN PERSON AT  
200 RIVERVIEW PLAZA, TRENTON NJ

FOR THE CONVENIENCE OF THE PUBLIC, THE MEETING WILL  
BE TELEVISED VIA THE "TEAMS" PLATFORM

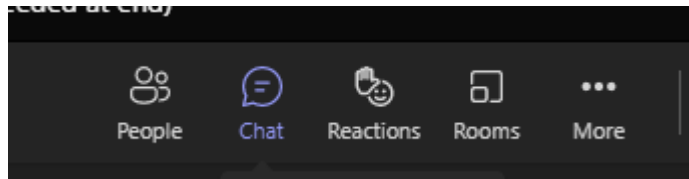
THE SADC CAN ACCEPT PUBLIC COMMENTS IN THE  
FOLLOWING MANNER:

## ORAL COMMENTS

CAN BE PROVIDED BY THOSE ATTENDING THE MEETING  
IN PERSON, ON "TEAMS" OR ON THE PHONE

## WRITTEN COMMENTS

CAN BE SUBMITTED BY USING THE "TEAMS" CHAT OPTION



**CLICK ON THE CHAT ICON AT THE TOP OF YOUR SCREEN WHILE IN THE  
MEETING AND THEN TYPE YOUR MESSAGE IN THE BOX AT THE BOTTOM RIGHT  
OF YOUR SCREEN.**

Please email Jessica Uttal, [Jessica.uttal@ag.nj.gov](mailto:Jessica.uttal@ag.nj.gov), or call 609-984-2504, if  
you need further instructions.

State Agriculture Development Committee  
200 Riverview Plaza

REGULAR MEETING

JUNE 26, 2025  
9:00 A.M.

**TO WATCH THE TELEVISED MEETING  
PLEASE USE THE FOLLOWING LINK:**

**[Join the meeting now](#)**

**TO LISTEN TO THE MEETING AUDIO (AUDIO ONLY):  
1 (856) 338-7074  
CONFERENCE ID: 785 390 567#**

**AGENDA**

- I. Call to Order
  - Flag Salute
  - Reading of the "Open Public Meetings Act" notice
- II. Roll Call
- III. Approval of Minutes **TAB 1**
  - A. Open and Closed Session Minutes of May 22, 2025
- IV. Report of the Chairman
- V. Report of the Executive Director **TAB 2**
  - A. Direct Easement Alternate Farm Selections
  - B. Certification of Values Monthly Report
  - C. Litigation Spreadsheet
- VI. Communications **TAB 3**
- VII. Public Comment
- VIII. Old Business
  - A. Amendment to Appraisal Handbook **TAB 4**
  - B. Right to Farm - Resolution on SSAMP **TAB 5**
- IX. New Business
  - A. Stewardship
    - 1. Review of Activities: **TAB 6**

a. Naturally Nurturing Farm, LLC., Hillsborough Twp., Somerset Co.

2. Discussion: Incubator Farm Concept for Portion of SADC Owned Case Farm (Next Gen Programming) **TAB 7**

B. Resolutions: Amended Final Approvals – Statewide Formula Value **TAB 8**

1. Martorana, Zachary & Kristina, Franklin Twp., Gloucester Co. (MPIG)
2. Homestead Reid Partnership, Freehold Twp., Monmouth Co. (CPIG)
3. McEvoy, Gerald & Janet (Lot 11#1), White Twp., Warren Co. (CPIG)
4. McEvoy, Gerard & Janet (Lot 11.01 #2), White Twp., Warren Co. (CPIG)
5. Bassett, Nancy, Lebanon Twp., Hunterdon Co. (Direct)
6. Becker, Lynn, Raritan Twp., Hunterdon Co. (Direct)
7. Eventing LLC Farm, Tewksbury Twp., Hunterdon Co. (Direct)
8. Joanne & David Hofstetter Revocable Trusts, Union Twp., Hunterdon Co. (Direct)
9. Luksza Living Trust, Delaware Twp., Hunterdon Co. (Direct)
10. Katz, Elma Danch, Hamilton Twp., Mercer Co. (Direct)
11. Leake, Bridget D., Hamilton Twp., Mercer Co. (Direct)
12. Bayboro Equestrian, LLC, Frankford Twp., Sussex Co. (Direct)
13. Farrell, Bernard Russell, et al. Sandyston Twp., Sussex Co. (Direct)

C. Resolutions: Final Approval – County Planning Incentive Grant **TAB 9**

1. Love, Sarah D. Estate of. Mantua Twp., Gloucester Co.
2. Conner, James E., Jr. Elk Twp., Gloucester Co.

D. Resolutions: Final Approval - Direct Easement Purchase Program **TAB 10**

1. Ely, Christopher A. & Deirdre M. (Lot 4), Kingwood Twp. Hunterdon Co.
2. Merrywind Farm, LLC (North), Washington Twp., Morris Co.
3. Merrywind Farm, LLC (South), Washington Twp., Morris Co.
4. Reed’s Organic Farm, Egg Harbor Twp., Atlantic Co.

E. Resolutions: Preliminary Approval - Direct Easement Purchase Program **TAB 11**

1. Tighe, Daniel & Anne, Oldmans Twp., Salem Co.
2. Moraca, Christine M. (Lot 14), Alloway Twp., Salem Co.
3. Summit City Farms, LLC (Home Base), Borough of Glassboro, Gloucester Co.
4. Stipes, Douglas, Stow Creek Twp., Cumberland Co.

F. Approved Appraiser List **TAB 12**

X. Public Comment

XI. SADC Member Comment

XII. Time and Place of Next Meeting: July 24, 2025 9 a.m.

200 Riverview Plaza, Trenton NJ

XIII. Closed Session

A. Real Estate Matters - Certifications of Values

**TAB 13**

1. State Acquisition Program (easement or fee)
  - a. Southwind Farms LLC., Hopewell Twp., Mercer Co.
  - b. NJ Hitchner Farms LLC, Stow Creek Twp., Cumberland Co.

B. Resale of Fee Simple recommendations

**TAB 14**

1. Patricelli Farm, Hopewell Twp., Mercer Co.

C. Attorney/Client Matters

1. Any item(s) discussed in Open Session
2. Personnel (if any)
3. Litigation

XIV. Action as a Result of Closed Session

A. Real Estate Matters - Certifications of Values

1. State Acquisition Program (easement or fee)
  - a. Southwind Farms LLC., Hopewell Twp., Mercer Co.
  - b. NJ Hitchner Farms LLC, Stow Creek Twp., Cumberland Co.

B. Resale of Fee Simple recommendations

- i. Patricelli Farm, Hopewell Twp., Mercer Co.

C. Attorney/Client Matters

1. Any item(s) discussed in Open Session
2. Personnel (if any)
3. Litigation – Any Matter Discussed in Closed Session

XIV. Adjourn