

STATE AGRICULTURE DEVELOPMENT COMMITTEE

**Department of Agriculture
Market and Warren Streets
1st Floor Auditorium
Trenton, NJ 08625**

REGULAR MEETING

May 25, 2017

Vice Chairman Danser called the meeting to order at 9:11 a.m.

The flag salute was conducted at the start of the meeting.

Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

Members Present

Chairman Fisher (arrived at 9:23 a.m.)
Ralph Siegel (rep. State Treasurer Scudder)
Renee Jones (rep. NJDEP Commissioner Martin)
Jane Brodhecker
Alan Danser, Vice Chairman
Scott Ellis
Denis C. Germano, Esq. (arrived at 9:58 a.m.)
Peter Johnson
Brian Schilling (rep. Executive Dean Goodman)
James Waltman

Members Absent

Gina Fischetti (rep. DCA Commissioner Richman)

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

Others present as recorded on the attendance sheet: Dan Pace, Mercer County Agriculture Development Board (CADB); Autumn Sylvester, Sussex CADB; Melanie Mason, Hunterdon CADB; Harriet Honigfield, Monmouth CADB; Donna Rue, landowner, Monmouth County; Katherine Fullerton, East Amwell Township; Joan Snook Smith, landowner, Sussex County; and Amy Hansen, New Jersey Conservation Foundation.

Minutes

A. SADC Regular Meeting of April 28, 2017 (Open and Closed Sessions)

It was moved by Mr. Siegel and seconded by Ms. Brodhecker to approve the Open Session and Closed Session minutes of the SADC regular meeting of April 28, 2017. The motion was approved. Chairman Fisher and Mr. Germano were absent for the vote.

REPORT OF THE CHAIRMAN

Mr. Danser advised the report of the Chairman will be postponed until the Chairman's arrival.

REPORT OF THE EXECUTIVE DIRECTOR

- Edible Jersey

Ms. Payne brought the Committee's attention to the Summer 2017 issue of "Edible Jersey," which focuses on next-generation farmers. It highlights the SADC's efforts with Rutgers and the Northeast Organic Farming Association on the New Jersey Land Link project, and next to that article is the SADC's quarter-page ad for the Land Link tool. Ms. Payne stated that staff is hopeful that such publicity will serve to increase use of Land Link.

- Senate Appropriation Bills

Ms. Payne stated that staff is awaiting Senate action on farmland preservation appropriation bills. The bills cleared the Senate Environment and Energy Committee on May 15 and the last step is full Senate approval. Staff will be working to ensure the bills are listed for a voting session in June.

- SADC Personnel

Ms. Payne stated that Sandy Giambrone of her staff is retiring as of June 1st. She stated that Ms. Giambrone has been an outstanding employee who gets an enormous amount of work done and will be missed. SADC's Real Estate Specialist, Jessica Uttal, will step in to help administrative staff until Ms. Giambrone is replaced.

COMMUNICATIONS

Ms. Payne stated that there was nothing to report regarding communications correspondence and referred the Committee members to newspaper articles in their meeting binders.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

- A. Agricultural Labor Housing
 - a. Stargate Farm, Upper Freehold Township, Monmouth County

Mr. Roohr stated that at the last meeting the Committee discussed Stargate Farm. This 67-acre farm is operated by Arthur Morano and is located on Route 524 across from the Horse Park of New Jersey in Upper Freehold Township. Mr. Morano is looking to semi-retire and has requested an agricultural labor unit to house a full-time farm manager. Mr. Roohr stated at the last meeting the Committee reviewed the farm's operation. Mr. Morano was very involved in the race horse industry and had the farm built from scratch from profits from that industry. Due to changing trends in the equine industry, Mr. Morano is now doing a lot more boarding with some production but not as much as when the operation was first built. Mr. Roohr stated that this matter was brought to the Committee as a discussion item last month. The Committee appeared to be sympathetic to the request and directed staff to come back with a positive resolution for consideration this month. Mr. Roohr stated that staff did have some concerns about the boarding aspect but recognized some unique aspects of the farm as well that are listed in the resolution.

Mr. Roohr stated, for example, that the equine farm operation is capable of handling more than 70 animals and is very large by anyone's standard. Mr. Morano currently has a total of 62 horses on site with a capacity for up to 78 horses. Mr. Morano is 75 and has decided he would like to take a little time off to step back from his day-to-day responsibilities. Mr. Roohr stated that although Mr. Morano has two agricultural labor apartments on site, the employees who live there do not have the technical skills to do the high-level management required for an operation that has this many large animals. Mr. Roohr stated that this is why Mr. Morano needs a full-time farm manager to replace his skill set. Mr. Roohr noted that the farm was preserved with no existing home and no Residual Dwelling Site Opportunity (RDSO) or exception area, which means there is no ability for Mr. Morano to actually live on site. Mr. Roohr stated that this could be a detriment to any animal operation to not have the owner there or a place for someone with this higher level skill set to live. Mr. Roohr stated that Mr. Morano has been commuting to and from the farm but it has not been the most efficient setup. Mr. Roohr stated that staff prepared a resolution that lays out some of the unique factors related to this farm and that Mr. Morano is here today in case the Committee has additional questions.

Mr. Danser asked if the Committee had any questions for Mr. Roohr before deciding on the resolution for approval. Mr. Johnson stated that his hope is that a point has been reached where the line can be erased between production animals and boarding animals in the equine industry, especially where the production animals see more liberal treatment than horses that were boarded. He stated that animals in the equine industry are tremendously beneficial to the agricultural industry as a whole and he does not think the general public has an issue with this; he feels the public actually likes these horses as horses make good neighbors. Mr. Waltman stated that he abstained last month on this matter as he wanted to make sure the Committee was acting consistently with prior decisions. He stated that he appreciates the work that has gone into drafting the resolution and addressing the Committee's concerns.

It was moved by Mr. Ellis and seconded by Ms. Brodhecker to approve Resolution FY2017R5(1) approving the Owner's request to construct a new, approximately 2,100 sq./ft., single family residence on the Premises for the purpose of housing agricultural labor subject to any conditions set forth in said resolution. The motion was unanimously approved. Chairman Fisher and Mr. Germano were absent for the vote.

Chairman Fisher arrived at the meeting at this point.

NEW BUSINESS

A. Resolutions of Approval: FY 2018 PIG Program

1. Final Approval - Annual County PIG Program Plans Update
2. Final Approval – Annual Municipal PIG Program Plans Update

Mr. Bruder referred the Committee to two resolutions for final approval of the 2018 Planning Incentive Grant (PIG) annual applications – one for the County PIG Program and one for the Municipal PIG Program. Mr. Bruder stated that 15 of the 18 counties applied this year. As in the past couple of years, Ocean, Camden, and Passaic County did not apply as they have prior funding allocations but lack applications at this time. The SADC has worked with 47 municipalities toward completion of PIG applications, including comprehensive farmland preservation plans. Thirty-nine of those have received final approval to date and are the subject of the resolution for final approval. Mr. Bruder stated that every year the SADC makes minor adjustments to the target farm list. He called the Committee's attention to one major amendment, which is an update to Warren County's 2008 Comprehensive Farm Preservation Plan that was just completed last month and involves an agriculture development area (ADA) amendment. Mr. Danser asked if Mr. Stypinski recommends that county agriculture development board members recuse on this vote. Mr. Stypinski asked if Mr. Danser voted at the county level and Mr. Danser stated he did not. Mr. Stypinski advised Mr. Danser that he thinks he does not have to recuse.

It was moved by Mr. Siegel and seconded by Ms. Jones to approve Resolution FY2017R5(2) granting final approval of the Bergen, Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset, Sussex and Warren Counties' Planning Incentive Grant applications, and Resolution FY2017R5(3) granting final approval of the Municipal PIG applications submitted under the FY18 program funding round as summarized in and subject to the conditions set forth in said resolutions. The motion was unanimously approved. Mr. Germano was absent for the vote.

B. Resolution for Certification

1. Agriculture Development Area Map Amendment
 - a. Warren County

Mr. Bruder stated that Warren County has updated its comprehensive farmland preservation plan to reflect updated statistics and other information. The agricultural

development area (ADA) amendment before the Committee today would add 855 acres in several sections of Blairstown, Frelinghuysen, Independence and Hardwick Townships. Mr. Bruder referred the Committee members to maps in their binders showing the acreage and the fact it is adjacent to the existing ADA and all in rural planning areas or environmentally sensitive planning areas.

It was moved by Mr. Danser and seconded by Mr. Waltman to approve Resolution FY2017R5(4) certifying the Warren County Agriculture Development Board's approval of the amended ADA map, adding a total of approximately 855 acres in Blairstown, Frelinghuysen, Independence and Hardwick Townships as detailed in said resolution. The motion was unanimously approved. Mr. Germano was absent for the vote.

C. Resolution of Final Approval – Municipal Planning Incentive Grant

Katie Garrett referred the Committee to one request for final approval under the Municipal Planning Incentive Grant Program. She reviewed the specifics with the Committee, noting that this application involves two townships and two counties, and the SADC is holding the easement. The staff recommendation is to grant final approval.

It was moved by Mr. Danser and seconded by Mr. Waltman to approve Resolution FY2017R5(5) granting final approval to the following application under the Municipal Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolution:

MUNICIPAL PLANNING INCENTIVE GRANT PROGRAM

1. Michael and Carolyn Foote, SADC #08-0192-PG (Resolution FY2017R5(5))
Block 46, Lot 7.01, Elk Township, Gloucester County, and Block 9, Lot 8, Upper Pittsgrove Township, Salem County, 40.3 Gross Acres

The motion was unanimously approved. Mr. Germano was absent for the vote. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (A copy of Resolution FY2017R5(5) is attached to and is part of these minutes).

D. Nonprofit Easement Purchase

1. FY2018 Preliminary Approval

Dan Knox referred the Committee to a resolution for preliminary approval of nonprofit projects and grant amounts for the FY2018 funding round. Mr. Knox stated that the SADC received six applications totaling 273 acres from four nonprofit organizations. The total cost to preserve the farms is about \$3.5 million. The farms meet the minimum eligibility criteria pursuant to N.J.A.C. 6.20. Mr. Knox reviewed the specifics with the Committee and advised that approval would be subject to appropriation of funds but would allow the nonprofits to start appraisals. Mr. Waltman stated that there was discussion regarding a planning incentive grant approach to nonprofits and asked for an update. Ms. Payne stated there is no exact timing but a realistic goal would be to have a draft by the end of the year.

It was moved by Mr. Siegel and seconded by Mr. Danser to approve Resolution FY2017R5(6) granting preliminary approval of the nonprofit projects and grant amounts for the FY2018 funding round, as set forth in said resolution, subject to any conditions of said resolution. The motion was unanimously approved. Mr. Germano was absent for the vote.

E. Stewardship

1. Division of Premises
 - a. Snook Farm, Lafayette Township, Sussex County

Mr. Roohr stated that the request is for the Snook Farm, a 143-acre property in Lafayette Township, Sussex County. The property was preserved in 1999 through the County Easement Purchase Program and the family farm is currently held in the estate of the late Barbara Snook. Mr. Roohr stated that Mr. Snook's three adult children are the heirs to the estate and have submitted a request to divide the property into three parcels. Each of the siblings owns a home on nonpreserved land adjacent to the pieces they propose to acquire. Mr. Roohr stated that the premises itself has no house, exception or housing opportunity. The Snook siblings are not full-time farmers at this point but were born and raised on the farm and each has begun their own operation on portions of the property. Mr. Roohr stated that Jack Snook has proposed a beef cattle operation (hay, pasture and beef) on his piece and has submitted confirmation of the purchase of four bred heifers. Joan Snook-Smith currently has dairy goats, a bit of poultry and lavender planting. Mr. Roohr stated her proposal is to increase the dairy goats and the lavender plantings with the concept of creating goat's milk soap. Steve Snook has already planted two acres of Christmas trees on his southern piece. The southern piece also has the

original dairy buildings on it. Mr. Roohr stated that his proposal also included a swine operation once the buildings are retrofitted to handle that, which he presumes will happen around 2018.

Mr. Roohr stated that in each case, the property is currently farmed by a tenant farmer who farms for hay and grain. The land the siblings do not immediately need would continue to be leased to the tenant farmer until they need it. Mr. Roohr reviewed photos of the farm and noted that the deed of easement with any division requires that two tests be met: The division must be for an agricultural purpose, and each of the resulting parcels must be agriculturally viable for a variety of operations solely from the farm's own output. Mr. Roohr stated that the agricultural purpose is that each of the three siblings would like to own their own piece to be able to invest in and intensify their own operations. Mr. Roohr stated that staff was hesitant about the agricultural viability test due to the soil characteristic computation. He stated that the 143-acre property has phenomenal soil for Sussex County and it would be a far superior farm in Sussex County as a 143-acre farm. When it is divided into three approximately 50-acre farms, they are still good farms but not superior any longer.

Mr. Roohr stated that staff has brought this request before the Committee today to solicit feedback. He stated that the operations as they exist today are modest. The Snook siblings each are starting with something small with the idea of ramping it up. That is definitely a concept staff can support, however, the question is what are the chances of these plans becoming reality versus hypothetical on-paper concepts. That is what gave staff a bit of pause and why staff brought it to the Committee today for a discussion of the facts. Mr. Roohr referred the Committee to a memo with a breakdown of how the three proposed farms compare with the county's preserved farm averages. Mr. Roohr stated that the CADB is also represented at the meeting today and provided him with a breakdown of some of their statistics for about 10 recent applicant farms. The three proposed Snook parcels would rate gross scores of 55, 57, and 62. The average score for the last 10 applicant properties is 54. Therefore, the proposed Snook farms would be at or higher than the most recent applicants. Mr. Siegel asked if the smallest parcel has the highest tillable acreage. Ms. Payne stated that was correct. Mr. Siegel asked Mr. Roohr which of the three potential subdivisions gives staff the most concern. Mr. Roohr replied that personally it would be the middle piece with the woods.

Mr. Roohr noted that the division was not the configuration as originally submitted. There are some drainage ditches on the property and after some thought it was decided that one person should own all of the ditches for maintenance purposes. Chairman Fisher asked if there was any member of the Snook family who wanted to speak about

the division. Ms. Snook-Smith stated that the fact that she and her siblings are taking a superior farm and breaking it into three separate farms is actually an advantage. Farmers in Sussex County are doing amazing things on small farms with soil that is much worse than what they have on their farm. She stated that she and each of her siblings have identified a bit of a niche market that they are interested in. They all love the farm and one another but they feel in order to move into the future the division is necessary to allow each of them to follow their own path. Ms. Snook-Smith stated that she and her older siblings are still working, with her siblings closer to retirement than she is, and soon they will be able to devote more time to their businesses. She stated that in the five years she has prior to her retirement, her plan is to lay the groundwork and get the infrastructure set up for the lavender farm where she is adding on additional goats and finding markets for the lavender and making products with the lavender and goat milk. Ms. Snook-Smith stated she is doing this in preparation for working the farm full-time. They all have family who are interested and she hopes to be able to bring her children, grandchildren and so forth, in on this endeavor too. They are sincere with their plans and she hopes the Committee will allow them to divide the farm so they can move into the future and proceed with their own plans for the farm in order to make it viable and sustainable. Jack Snook stated that he and his siblings are committed to agriculture but they would all like to follow and invest in their own path. Steven Snook stated that his goal is to get into the tree business and keep expanding it and get the equipment in place so eight to ten years from now he can watch his children and grandchildren sell trees and he can guide them in making the business move forward.

Chairman Fisher asked Mr. Roohr if it were possible that the dollars generated by these individual proposed farms could amount to more than that generated by the one existing farm. Mr. Roohr stated that staff looked at average values and the proposed new farming operations – even at the beginning level – would generate more revenue than the hay and grain production. Chairman Fisher asked if any of the Committee members had any concerns. Mr. Waltman stated that he was unsure about housing and workforce and asked the Snooks to speak to those issues as right now they own homes on land that is not preserved. He stated that presumably the Snooks will employ additional workers for each year and business and asked what their plans were moving forward. Ms. Snook-Smith stated that they are not proposing any housing. Mr. Roohr stated that the Snooks have not requested agricultural labor housing although they would each have the ability to request it in the future if they split the property and truly needed it. There is no ability for an owner to live on this farm at all.

It was moved by Mr. Ellis and seconded by Mr. Siegel to approve the division of premises request for the Snook farm as presented and discussed and to direct staff

to prepare a Resolution to memorialize its decision for the Committee's consideration at its June meeting. The motion was approved. Ms. Brodhecker recused from the discussion and vote. Mr. Germano abstained.

F. Agricultural Development

1. Farmland Stewardship Deer Fencing Program Grant Awards

Mr. Everett stated that staff has 32 deer fencing applications for approval. He noted that some time has elapsed since the Committee approved the Deer Fencing Policy in January and there have been a lot of questions from the farm community on various aspects of this policy. One major question is why this program is only available for preserved farm owners. Mr. Everett explained that the grant program is limited to preserved farms because the funding is derived from a portion of State farmland preservation funds statutorily dedicated to stewardship activities on preserved farms. Mr. Everett stated some of the eligibility criteria was seen as rather stringent. He noted this is a pilot program, which the SADC will learn from, and the Committee can decide if it wants to maintain the current policy for next year or write new regulations. Mr. Everett stated that staff wanted to distribute the money as expeditiously as possible and that required using existing regulations from the farmland stewardship program, which was used one time in 2002-2003 when it was funded by a USDA grant. Mr. Everett stated that there are several future policy consideration the Committee may want to contemplate as it moves beyond the SADC's pilot into a more permanent program, including increasing the cost-share percentage and total grant award; allowing multiple applications within an eight-year period; allowing fencing of 8-year farms along with permanently preserved ones; allowing fencing to be installed on non-owner operated premises (e.g. tenant-operated); changing the requirement that corporate applications derive at least 50 percent of income from the farming operation; and confining applications to a single preserved premises rather than separate preserved premises under common deed ownership. Mr. Everett noted that most of these changes would require adoption of new rules.

Mr. Everett stated that approved applicants are required to participate in an installation course taught by Rutgers. Installation must begin within six months of approval by the

Committee and be completed within three years. Fencing must be maintained for a life span of 10 years. Approved applicants are required to have an approved conservation plan for the area to be fenced. Mr. Siegel asked how the installation course would apply to a farmer who hires a contractor to install their deer fencing. Mr. Everett stated the installer should attend then. Ms. Payne stated that staff is exploring the potential of creating a how-to video as a result of this year's training courses so that for future years, a farmer would not have to physically attend one of the training sessions but that resource would be available on the web. Ms. Payne stated that staff is trying to avoid someone installing the fence improperly and having a dispute down the road about not reimbursing the farmer. Chairman Fisher asked what would happen if a farmer decided to change their operation and they are no longer performing a farm operation where deer fencing is needed. Mr. Everett stated that deer fencing runs with the land like soil and water practices that have to be maintained for a certain period and then the farmer can do what they want. Chairman Fisher stated that he does not like when things get in the way of what a farmer needs to do. Mr. Waltman stated that this is taxpayers' money and the State has decided to contribute to the stewardship of the farmer's land in a certain way. The State cannot just throw away taxpayer dollars because the intent or ownership changes. Mr. Siegel stated that these are small grants so if an operator is coming in and he really does not take care of the fence as he does not think it is worth it, that person can pay the grant back.

Mr. Clapp explained the process of how the SADC implemented the Deer Fencing Program. He stated that 46 applications were received; approximately four were administratively complete with the remainder missing one or several of the documents requested. Staff reviewed the applications, determined what was missing and mailed applicants a letter informing them what was missing and requiring that the additional information be submitted by May 4. After receiving the additional information, staff determined that 32 of the 46 applicants were eligible for the program based on the SADC's rules. Staff is presenting those applicants for the Committee's approval today. Staff is working with Rutgers to set up a fence installation class for ideally two locations in July. Mr. Schilling stated that they are thinking that one of the classes will probably be held at the Snyder Farm and another in the Monmouth/Burlington area based on the geographic locations of the applicants. Mr. Siegel asked about municipal issues associated with erecting deer fencing, such as setbacks. Ms. Payne stated this is like any

other approval the SADC grants. Approval is always subject to whatever permits/approvals the landowner needs to obtain to do the work. Secretary Fisher stated that he would like staff to supply a list that tells applicants everything they need to do. Ms. Payne stated that staff would be reluctant to create a checklist in the event something was left out and then the burden is on the SADC. Chairman Fisher stated that staff may want to check and advise landowners of some of the things required of them then. The list does not have to be exhaustive or encompass everything, but it should be a starting point for landowners.

Mr. Clapp reviewed the ranking system for evaluation of deer fencing applicants. He stated that there were questions as to what "adjacent public space" meant. Some people interpreted open hunting to mean that they hunted versus opened the land to the public to hunt. Regarding deer depredation permits, there were some applications where the applicant obtained a permit 25 years but not since. The military and veteran criterion was more restrictive and did not encompass everyone who served in the military as it was only for those who served in more recent years. None of the applicants qualified as a military veteran farmer but there were veterans who served in Vietnam or other arenas. Mr. Clapp stated that these are factors to consider for the future ranking system but he does think it has worked out well overall. Mr. Schilling stated that he received many calls from the county agricultural agents where there was confusion as to whether or not a letter from the agent was required. Mr. Clapp stated the intent was that a letter from the county agent documenting crop damage would be a tie breaker if needed. Mr. Kimmel stated that Mr. Clapp created a map with GIS, overlaying the applications the SADC received with deer density; 29 out of the 32 eligible applications are in areas where the carrying capacity is greater than 15 deer per square mile.

Mr. Clapp stated that a couple of applications were for the purpose of food security – e.g., a cranberry grower mentioned the need for fencing to prevent contamination from deer manure. Mr. Clapp stated that the SADC may want to consider this for a future round – whether to look at more than just crop damage. Mr. Schilling asked if staff scrutinized the cost proposals as there is a lot of variability in grant amounts. Mr. Clapp stated that the cost recommended for approval is not based on the applicant's proposal but on the total acreage of the preserved farm. Mr. Clapp stated that staff will look at the landowner's actual bill and only pay 50 percent of their cost.

Ms. Payne stated she feels that the SADC should develop regulations on deer fencing and deal with all the considerations that have been raised. She stated that it feels like deer fencing is an issue that is so big in the state that the demand for the program will be there for the foreseeable future. She does not think it would be time wasted to create new rules for deer fencing so as to not be hamstrung by the existing stewardship rules. This is ultimately the decision of the Committee if they want to direct the SADC to start the process. Mr. Schilling stated that regarding installation, he thinks if an individual is going to self-install they need to come to the training but if the individual is going to contract out to a professional installer, he thinks having the installer attend the training session sounds a little unnecessary. The fence company should be accountable for their work. Mr. Danser stated the installer would know the Committee's requirements and he would change the wording from applicant to installer as the person who has to attend the training session, whoever that may be. Mr. Schilling stated that this should be performance based – the SADC wants the fence to last at least 10 years. Mr. Siegel stated just because a professional installation company builds fences all the time does not mean it will not improperly install a fence. Ms. Payne stated that if a farmer calls and asks if their installer can attend the training, she thinks that is within staff's jurisdiction to say yes. The point is whoever is responsible for installing the fence needs to make sure that they do it right. Mr. Clapp stated that the training will have some information on proper maintenance techniques and that will be important for the applicant to know how to maintain the fence because they need to maintain it for 10 years.

Chairman Fisher credited Ms. Payne and staff for recognizing the opportunity to quickly make available deer fencing grants by using existing rules under the farmland stewardship program after legislation was passed authorizing preservation allocations. This is allowing the Committee to distribute money to farms the very first year instead of spending two years writing regulations. Chairman Fisher stated that if the Committee wants to change the program in the future to expand eligibility and take into consideration some of the issues discussed today, the Committee can do that in future rounds. He stated that the Committee should feel good about moving on this opportunity and recognized all the efforts of staff to put it together.

It was moved by Mr. Danser and seconded by Mr. Siegel to approve Resolution FY2017R5(7) granting approval to the 32 eligible applicants for the deer fencing program for a total program award not to exceed \$456,122, subject to the conditions of said resolution. The motion was approved. Mr. Johnson recused from the discussion and the vote.

H. Agricultural Land Easement (ALE) Guidance Document

Ms. Payne stated that the Committee earlier this year approved a new revised deed template to be used in connection with farmland preservation projects that receive federal Agricultural Land Easement (ALE) funding. The Committee thought it was important for staff to develop a guidance document on the deed changes, which is what has been provided to the Committee today. Ms. Payne stated that the Committee does not necessarily need to adopt the guidance document but staff would like any feedback the members may have. The guidance document essentially explains, in layman's language, basic eligibility and requirements in the new deed. The guidance document was shared with the Natural Resources Conservation Service (NRCS), which thought it was a great document. The consensus of the Committee members was that they would like to review the guidance document and provide any comments at the next meeting on June 22nd. Ms. Payne stated that the guidance document will be sent to partners as well to see if they have any comments.

PUBLIC COMMENT

Marty Bullock of Upper Freehold asked whether there was any timeframe for making available soil and water conservation cost-share grants. Ms. Payne stated she is hopeful that at next month's meeting the SADC can announce being formally open for applications. The issue is that for the past 15-plus years, the technical work on the ground for cost-share grants was carried out by Conservation Assistance Program (CAP) staff. Those were staff who were shared by the Department of Agriculture and NRCS. That CAP agreement is gone so there is no longer staff on the ground who can do this work at no cost to the landowner. Ms. Payne stated that staff has been spending the past four to five months trying to work out an agreement with NRCS whereby the SADC will reimburse NRCS to do the technical work. That is what needs to be resolved before the SADC announces that it is seeking applications. Mr. Bullock asked if landowners need new applications or whether the SADC would accept the applications that have been submitted. Ms. Payne stated if the application is in the system the SADC will accept it and not have applicants start over.

Donna Rue of Upper Freehold thanked the Committee for the deer fencing program. Ms. Rue stated that while she was not eligible for a grant because she rents out her land, she would like the Committee to look at the owner/operator/tenant/lease in the next funding round. If the tenant has to be helped or if the land has to be improved and secure from the deer then those in her position need the opportunity to have deer fencing. Ms. Rue stated that she did not have any problems with the application other than the owner/operator/tenant situation.

Tim and Pete Hionis of Hionis Greenhouses spoke about their situation with their neighbors, which the Committee will review in Closed Session. Tim Hionis stated that he feels his neighbors are trying to shut down their operation and are questioning the Right to Farm Act as to whether or not they have the access to get to their property. He stated that his neighbors are saying they have no access or rights to use a public road and he feels it is an open and shut case under the Right to Farm Act. He and his brother are at the meeting to seek the Committee's help and guidance in dealing with what they feel to be harassment from not all the neighbors but a select few. Pete Hionis stated that they have approvals from the CADB and from the Township. The CADB stated that the Township cannot restrict their operation from using the road. He does not understand why an Office of Administrative Law (OAL) judge is allowing the opposition neighbors to open up the case. He and his brother are at the meeting today to ask the Committee to accept the case back instead of further legal proceedings. It has been a costly and time-consuming legal process and he is beyond frustrated.

Ms. Payne briefly summarized the history of the issue before the Committee. The Hionis operation sought a site-specific agricultural management practice (SSAMP) from the Hunterdon CADB for the construction of the greenhouse operation. The CADB issued an SSAMP with certain conditions in it. The parties to it were Hionis, a neighbor group and Clinton Township. The Township and neighbor group opposed the SSAMP. One of the conditions of the SSAMP was that the operation obtain site plan approval from the Township. The SSAMP further said if the Township was uncooperative or unresponsive Hionis could come back to the CADB and seek an amendment to the SSAMP to deal with the issues the Township cannot resolve. The neighbor group and she believes the Township filed an appeal, which came to the SADC and was sent over to the OAL for a hearing per the usual process. In the meantime, the Township and the operator could not resolve all the site plan issues so Hionis went back to the CADB and obtained a second updated SSAMP that changed some of the site plan requirements. Basically the CADB said that the Township should not be giving Hionis difficulty over stormwater because that is a State law, so as long as Hionis complies with stormwater

they do not need municipal site plan review of that. There was a similar issue pertaining to a well. The CADB provided certain relief from the prior requirements. One thing that the CADB did keep in effect was the need for Hionis to go back and get site plan review on specific topics – e.g., landscaping, traffic, parking and loading/unloading. She stated that Hionis obtained that second SSAMP and went back to the Township. The Township ultimately decided that because agriculture was a permitted use in the zone, they gave Hionis full site plan approval. As part of that decision, they said it is a permitted use in the zone and they were not going to go beyond and try to look at whether there are conditions that should be placed on the operation's use of the roads. The Township issued site plan review and approval, and Hionis then filed a motion for summary judgment at the OAL – the point being the CADB conditioned the SSAMP on site plan review, they obtained the site plan review, so they are basically trying to get the case/appeal dismissed. The ALJ heard that and issued a decision denying that summary judgment. The ALJ's position is that because the CADB in its original SSAMP dealt with the issue and made decisions about whether traffic studies were appropriate or not, by doing so it basically stepped into that municipal arena and preempted the municipality's action. Because the neighbors are appealing the action of the CADB, the neighbors are entitled to their day in court and it is inappropriate to give a summary decision because the neighbor group has not had the opportunity to have a full hearing on their appeal.

Ms. Payne stated that this is a very procedural question. That denial was issued and the Hionis operation has now filed a request for the SADC to intervene through an interlocutory appeal. What the SADC has to do today – because there is a 10-day clock and today is the 10th day – is to decide whether or not to review the matter. That is all the SADC will decide today. If the Committee decides not to review the matter, then Hionis will go back to the OAL and have the full hearing. If the SADC reviews the matter, it will have 10 or 20 more days to come up with a decision. She stated that she has no idea what that decision would be. Today the only question is whether the Committee will entertain the request. Pete Hionis urged the Committee to hear the case and put an end to their legal battles, which have lasted four years and cost his operation thousands of dollars.

Mr. Siegel asked about the basis of the neighbors' grievance. Ms. Payne stated that the biggest piece of their correspondence and submission relates to the traffic impacts – large 18-wheel vehicles going in and out of what has been described as a residential street. Mr. Schilling noted that the farm has been deemed a permissible conforming use within the zone. Ms. Payne stated correct. Mr. Siegel questioned whether the CADB said there is no requirement to do a traffic study on the burden on the road. Ms. Payne

stated that the CADB made a determination that requiring a traffic study would be unreasonable, and that is what the neighbors are appealing.

Chairman Fisher asked what the Committee will be considering in Closed Session. Ms. Payne stated that the Closed Session discussion is for the Committee members to talk to their attorney and understand the legal implications of their various options. In terms of the process, today's question is whether the Committee will accept the Hionis operation's request for interlocutory review. That decision will determine the path forward.

Chairman Fisher asked in terms of traffic, how many trucks per day go to this operation on the heaviest day? Tim Hionis said 2 to 3, and Pete Hionis said maybe 4 – it is not 50 trucks per day. Pete Hionis said once in a while there is a tractor-trailer bringing in soil – maybe one per week or one per month. Mr. Johnson asked if it is a wholesale or retail operation. Pete Hionis said they are mainly a wholesale operation. They only do retail out of their facility in Readington. Ms. Payne stated that the CADB included that issue in its SSAMP – that there are to be no retail sales from this site, and the Township included that in its site plan review. So at this point in time this is exclusively a wholesale facility. Mr. Germano stated that what happens many times when a business comes before a planning board for approval is that people who live in the area will say traffic at this place is already horrendous and what you are going to do will add to an already intolerable situation and you cannot let this business open. What the courts have said about this is that it is not the planning board's call. The governing body zoned this property to be a WaWa or, in this case, a farm and it made the decision that whatever traffic that kind of business draws can go there by virtue of the zoning. He thinks this is ultimately why the planning board said that it was not going to request a traffic study. Somebody already decided that whatever traffic this operation generates is appropriate.

Dan Pace, administrator of the Mercer CADB, asked whether the SADC will notify the counties when it notifies the successful applicants to the deer fencing program. Ms. Payne stated that staff would.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: Thursday, June 22, 2017, beginning at 9 a.m.
Location: Health/Agriculture Building, First Floor Auditorium.

CLOSED SESSION

At 11:20 p.m., Mr. Schilling moved the following resolution to go into Closed Session. The motion was seconded by Mr. Waltman and unanimously approved.

“Be it resolved, in order to protect the public interest in matters involving minutes, real estate, and attorney-client matters, pursuant to N.J.S.A. 10:4-12, the N.J. State Agriculture Development Committee declares the next one hour to be private to discuss these matters. The minutes will be available one year from the date of this meeting.”

ACTION AS A RESULT OF CLOSED SESSION

A. Real Estate Matters -- Certification of Values

It was moved by Mr. Danser and seconded by Mr. Waltman to approve the Certifications of Value for the following applicants as discussed in Closed Session:

Municipal Planning Incentive Grant Program

1. Auer Associates I, LLC, SADC #11-0179-PG
Block 95, Lot 2, Hopewell Twp., Mercer County, 49 Net Acres (Appraisal Order Checklist [AOC]), 51 Gross Acres (AOC)

Nonprofit Easement Purchase

1. Richard Murphy (TLCNJ), SADC #21-0031-NP
Block 301, Lot 6, Frelinghuysen Twp., Warren County, 251.32 Net Acres, 258.5 Gross Acres

The motion was unanimously approved. Ms. Brodhecker was absent for the vote. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.)

B. Attorney/Client Matters

1. Litigation – Any Matter Discussed in Closed Session

- a. Right to Farm: Motion for Interlocutory Review – Neighborhood Opposition Group v. Hionis Greenhouses and Hunterdon CADB

It was moved by Mr. Siegel and seconded by Mr. Germano to grant the application for interlocutory review and remand the matter to the Office of Administrative Law to explain what facts are in dispute. The motion was unanimously approved. Ms. Brodhecker was absent for the vote.

ADJOURNMENT

There being no further business, it was moved by Mr. Germano, seconded by Mr. Waltman and unanimously approved to adjourn the meeting at 1:54 p.m.

Respectfully Submitted,



Susan E. Payne, Executive Director
State Agriculture Development Committee

Attachments

1890

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2017R5(1)

Construction of Onsite Agricultural Labor Housing

**Stargate Farm
Arthur and Judith Morano**

May 25, 2017

Subject Property: Block 15, Lot 41
Upper Freehold Township, Monmouth County
66.78 Acres

WHEREAS, Arthur and Judith Morano, hereinafter ("Owners") are the current record owners of Block 15, Lot 41, as identified in the Township of Upper Freehold, County of Monmouth, as recorded in the Monmouth County Clerk's office by deed dated September 21, 2006, in Deed Book 86100, Page 63400, totaling 66.78 acres, hereinafter referred to as "Premises", see attached Schedule A; and

WHEREAS, the development easement on the Premises was conveyed to Monmouth County on April 1, 1999, by the previous owner, Elizabeth Lamb, pursuant to the Agriculture and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, c. 32 as recorded in Deed Book 5809, Page 8; and

WHEREAS, the farmland preservation Deed of Easement identifies no existing single family residences, no Residual Dwelling Site Opportunities, no units used for agricultural labor purposes and no exception areas; and

WHEREAS, since acquiring the Premises, the Owners have constructed equine stables to accommodate up to 78 horses, hay and equipment barns, indoor and outdoor riding arenas and fenced approximately 45-acres for paddocks in support of the equine operation; and

WHEREAS, on June 28, 2001, the Committee approved the construction of two agricultural labor units (one single-bedroom unit and one two-bedroom unit) which the owners built in the location as shown schedule "A"; and

WHEREAS, on December 20, 2016, the Owner made a request to the CADB to construct a new agricultural labor unit in the form of a ranch style single family residence, in the corner of an existing paddock as shown on Schedule "A"; and

WHEREAS, this new unit would serve as a home for a new farm manager who would take over the role that Mr. Morano has served since 2000; and

WHEREAS, at 75 years old, Mr. Morano seeks to reduce his day-to-day responsibilities at the farm, and to semi-retire from managing the operation; and

WHEREAS, paragraph 14 of the Deed of Easement for the Premises states that: *"Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:*

i. To provide structures for the housing of agricultural labor employed on the Premises, but only with approval of the Grantee and the Committee. If Grantee and Committee grant approval for the construction of the agricultural labor housing, such housing shall not be used for a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural."; and

WHEREAS, the requested unit would consist of a single story, two-bedroom, two-bathroom single family residence approximately 2,100 sq./ft. in size; and

WHEREAS, the farm currently has 62 horses stabled onsite; and

WHEREAS, 10 of the horses stabled onsite are ex-race horses, owned by the Owners and retrained by Mr. Morano for resale as riding horses; and

WHEREAS, 23 of horses stabled onsite are owned by Dawn Edwards, who operates her own equine training business from the farm; and

WHEREAS, according to Ms. Edwards, 7 of the 23 horses she owns are also ex-race horses retrained by her for resale as riding horses, although no documentation was provided evidencing such availability of horses for sale; and

WHEREAS, the remaining 29 horses stabled onsite are riding horses boarded for clients; and

WHEREAS, Mr. Morano explained that the numbers of horses purchased and trained for use as riding horses fluctuates with the trends in the equine industry; and

WHEREAS, Stargate Farm currently has 3 grooms and Mr. Morano managing the horses under its care and this request seeks to add 1 farm manager, who would take over Mr. Morano's current role; and

WHEREAS, the Committee promulgated rules at N.J.A.C. 2:76-2B.3(e) ("rules") pursuant to the Right to Farm Act ("RTFA"; N.J.S.A. 4:1C-1 et seq.) that define what types of equine-related revenue constitute agricultural production income that can be used to satisfy the production requirements in the definition of "commercial farm" set forth in the RTFA; and

WHEREAS, said rules include as production income monies received from breeding including income from the sale of a horse that has been bred from a mare owned by

the farm operator or owner, and income from the sale of a horse that was trained or raised on the commercial farm for at least 120 days prior to the time of sale;

WHEREAS, when applying the Right to Farm rules to the proposal, a minimum of 10, and potentially up to 17 of the horses currently onsite could be considered production animals; and

WHEREAS, it is Mr. Morano's opinion that the inability for the property owner to reside on the Premises creates a lack of a higher-level skill and equine management knowledge onsite during off-work hours for the Owner, which is a detriment for any livestock operation; and

WHEREAS, it is Mr. Morano's opinion that onsite housing for a farm manager with the necessary experience and skills to manage a large equine operation is the most cost-effective and time-efficient form of housing, and is the equine industry norm; and

WHEREAS, Mr. Morano has asserted that onsite labor is necessary to properly care for and tend to the physical needs of the horses and is critical to the continuation and expansion of the operation; and

WHEREAS, the primary duties of the farm manager proposed to be employed by the Owners and reside on the Premise will be directly related to equine care and include feeding, watering, turnout, exercise, health assessments, administering medications, scheduling veterinary and other service needs, equipment work, 24-hour checks as needed, pasture/paddock care as well as labor management and client relations; and

WHEREAS, on March 7, 2017, the Monmouth CADB reviewed and approved the Owner's request for the requested agricultural labor unit.

NOW THEREFORE BE IT RESOLVED, that the SADC has reviewed the Owners' request to construct a new, approximately 2,100 sq./ft., single family residence on the Premises for the purpose of housing agricultural labor in the location as shown on Schedule "A", and finds;

- 1) That the size and location of the proposed unit minimizes any adverse impact on the agricultural operation;
- 2) That the Premise has no residual dwelling site opportunity, no exception areas and no existing single family residence that could be used for a farm manager;
- 3) The Owner has been the farm manager, but seeks to semi-retire and there is no qualified employee on the farm who could take over the farm manager position;

- 4) The production aspects of the equine operation – at least 10 and up to 17 horses be trained for resale – require experienced, year-round, 24-hour care by qualified individuals;
- 5) Onsite labor housing is important due to the necessity of 24-hour care for 10-17 horses;
- 6) The Owners' proposal to construct a single family residence on the premises for purposes of housing an on-site farm manager is consistent with the requirements of the Deed of Easement; and

BE IT FURTHER RESOLVED, that at least one resident of the agricultural labor unit shall be employed full-time on the farm and involved in the day-to-day production activities of the operations of the farm; and

BE IT FURTHER RESOLVED, that this approval is conditioned on the farm maintaining a significant production component, which at this time consists of 10-17 horses for sale by the owner and onsite trainer as well as 45 acres of pasture/paddock production; and

BE IT FURTHER RESOLVED, that only agricultural labor employed on the Premises, in production aspects of the operation, and their immediate family, may live in the agricultural labor units; and

BE IT FURTHER RESOLVED, that the farm manager shall be engaged in the day-to-day production activities on the Premises, which at this time include feeding, watering, turnout, exercise and training of horses, administering medications, scheduling veterinary and other service needs, equipment work, 24- hour checks as needed, pasture/paddock care as well as labor management; and

BE IT FURTHER RESOLVED, that as a condition of this approval, the Committee reserves its right to annually request documentation supporting the production aspects of the operation; and

BE IT FURTHER RESOLVED, that the Owners shall provide a list of names of all residents of the agricultural labor units, and their job functions on the Premises, to the Monmouth CADB and SADC, at the request of either agency, as part of those entities' annual monitoring visits of the Premises and

BE IT FURTHER RESOLVED, that production and commission records as well as the list of residents shall be evaluated by the SADC to ensure that there is sufficient equine production activity occurring on the farm to continue to warrant use of the agricultural labor units; and

BE IT FURTHER RESOLVED, that the Owner's use of any structures for housing agricultural laborers shall be in compliance with all applicable Federal, State, County and local regulations; and

BE IT FURTHER RESOLVED, that this approval is non-transferable; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED that this approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.



5/25/17

DATE

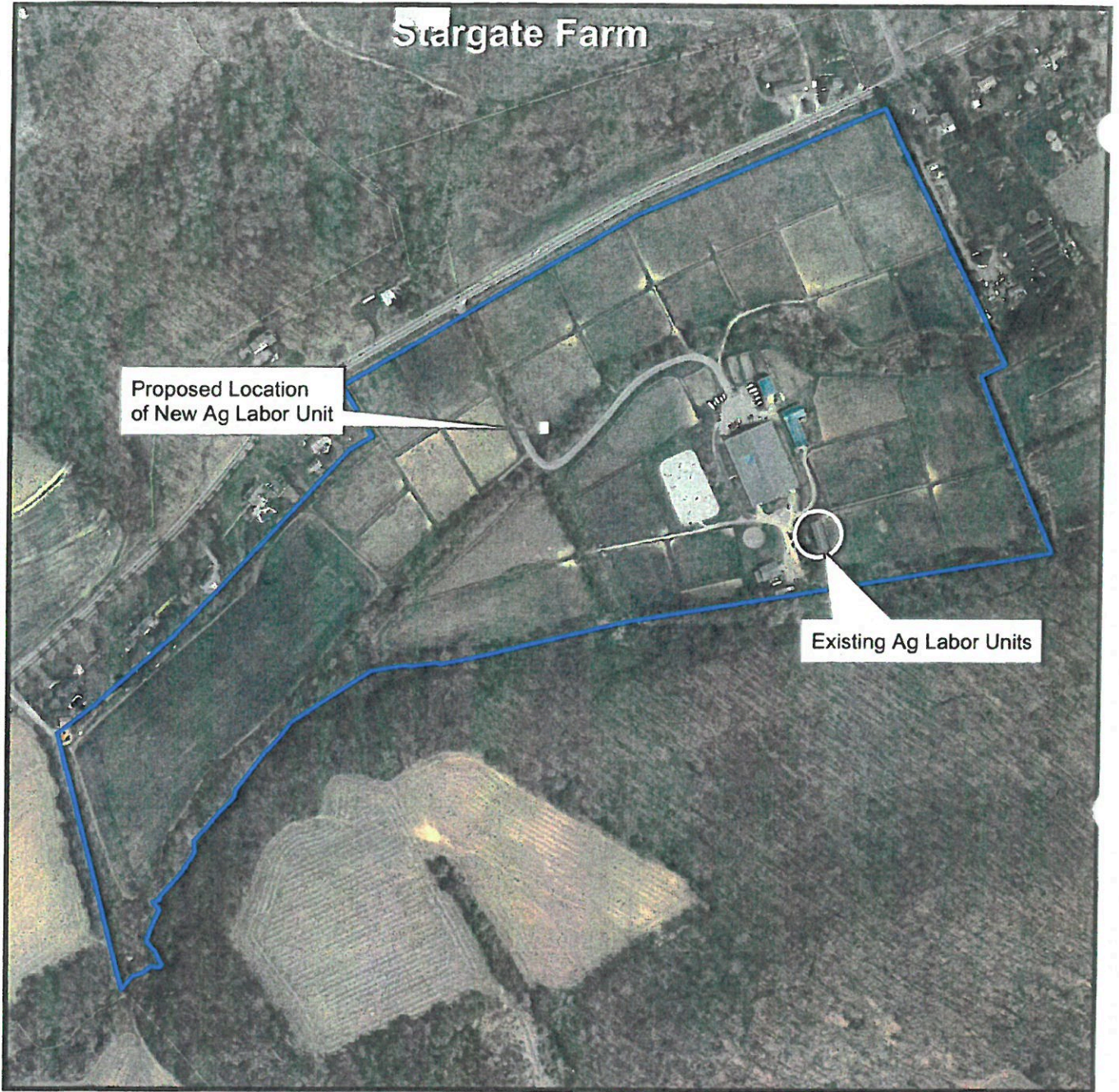
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Renee Jones (rep. NJDEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Tom Stanuikynas (rep. DCA Commissioner Richman)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis Germano, Esq.	ABSENT
Peter Johnson	YES
James Waltman	YES

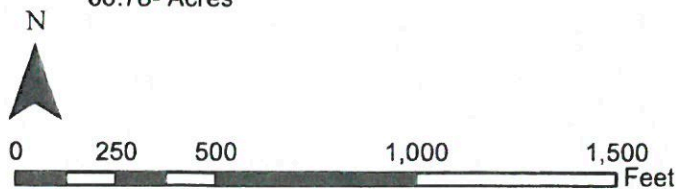
Schedule "A"

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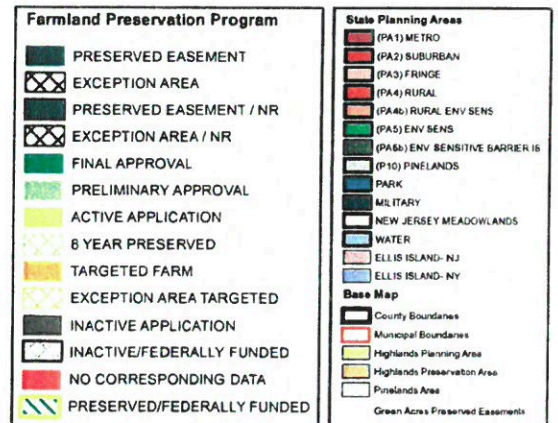


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Stargate Farm
Block 15, Lot 41
Upper Freehold Township, Monmouth County
66.78- Acres



5/4/2017



STATE AGRICULTURE DEVELOPMENT COMMITTEE

**RESOLUTION #FY2017R5(2)
FINAL APPROVAL**

Of

**BERGEN, BURLINGTON, CAPE MAY, CUMBERLAND, GLOUCESTER, HUNTERDON,
MERCER, MIDDLESEX, MONMOUTH, MORRIS, SALEM, SOMERSET, SUSSEX AND
WARREN COUNTIES' PLANNING INCENTIVE GRANT ("PIG")**

APPLICATIONS

**INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND
PROJECT AREA SUMMARIES**

FY 2018 PIG PROGRAM

May 25, 2017

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a county shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agriculture development area authorized pursuant to the "Agriculture Retention and Development Act," P.L. 1983, c.32 (C.4:1C-11 et seq.);
2. Establish a county agriculture development board (CADB), pursuant to N.J.S.A. 4:1C-14, to serve as the agricultural advisory committee;
3. Prepare a comprehensive farmland preservation plan; and
4. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, including, but not limited to, a dedicated tax, repeated annual appropriations or repeated issuance of bonded indebtedness; and

WHEREAS, a county, in submitting an application to the SADC shall outline a multi-year plan for the purchase of multiple targeted farms in a project area and indicate its annual share of the estimated purchase price; and

WHEREAS, the application shall include a copy of the comprehensive farmland preservation plan element; an estimate of the cost of purchasing development easements on all the farms in a designated project area, to be determined in consultation with the CADB or through an appraisal for the entire project area; and an inventory showing the characteristics of each farm in the project area which may included, but not be limited to, size, soils and agricultural use; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17 (N.J.A.C. 2:76-17) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a county farmland preservation planning incentive grant program; and

WHEREAS, a county, applying for a grant to the SADC shall submit a copy of the county comprehensive farmland preservation plan and a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, on December 14, 2006, the SADC adopted *Guidelines for Developing County Comprehensive Farmland Preservation Plans* to supplement the new rules at N.J.A.C. 2:76-17 and provide uniform, detailed plan standards, update previous planning standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, to date, 17 counties including Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex and Warren Counties have received SADC Final Approval of their comprehensive farmland preservation plans and planning incentive grant applications; and

WHEREAS, SADC staff are actively working with Atlantic County to complete its comprehensive farmland preservation plan; and

WHEREAS, the 18 total applications for the County Planning Incentive Grant Program identified 133 project areas targeted 5,716 farms and 242,318 acres at an estimated total cost of \$2,564,000,000, with a ten-year preservation goal of 135,908 acres, as summarized in the attached Schedule A; and

WHEREAS, Ocean County, Camden County and Passaic County did not apply for the 2018 County Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.6(b)1 and N.J.A.C. 2:76-17.6(b)2, in order to improve county and municipal farmland preservation coordination, the counties notified all municipalities in which targeted farms are located within a project area and provided evidence of municipal review and comment and, if appropriate, the level of funding the

municipality is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, SADC staff reviewed and evaluated the counties' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry.

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the Bergen, Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset, Sussex and Warren Counties' Planning Incentive Grant applications as summarized in the attached Schedule B.

BE IT FURTHER RESOLVED, that Ocean, Camden and Passaic county's decisions to not apply to the 2018 County Planning Incentive Grant Program does not preclude their use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plans; and

BE IT FURTHER RESOLVED, that the SADC will monitor each county's funding plan pursuant to N.J.A.C. 2:76-17.17 and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Each Planning Incentive Grant county should expend its grant funds within two years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within two years are subject to reappropriation and may no longer be available to the county; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

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

5/28/17

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Renee Jones (rep. NJDEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Tom Stanuikynas (rep. DCA Commissioner Richman)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis Germano, Esq.	ABSENT
Peter Johnson	YES
James Waltman	YES

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COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost in Millions	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	15	291	9,731	\$43.518	27,724	200	500	750	0.125	\$0.450	No Set Amount
Bergen	8	40	525	\$70.454	10,887	30	150	300	0.25	\$4.200	No Set Amount
Burlington	4	196	12,224	\$83.766	113,027	1,000	5,000	10,000	1.500	\$19.000	No Set Amount
Camden	5	57	3,469	\$30.843	15,071	258	1,394	3,147	2.0	\$6.800	No Set Amount
Cape May	6	162	8,466	\$81.517	12,084	180	939	1,174	1.0	\$4.745	No Set Amount
Cumberland	16	490	19,293	\$96.826	65,302	1,929	9,647	19,293	1.000	\$0.898	No Set Amount
Hopewell	1	45	1,576	\$9.420	5,689	158	788	1,576	0.0	\$0.000	No Set Amount
Upper Deerfield	1	51	3,418	\$20.536	9,233	396	1,979	3,958	0.0	\$0.050	\$0.050
Gloucester	11	922	18,850	\$226.199	89,920	1,000	4,000	8,000	4.00	\$10.299	\$5.149
Elk	2	25	971	\$10.679	4,219	75	377	754	1.00	\$0.038	\$0.038
Franklin	5	125	4,870	\$29.061	10,106	598	1,798	3,290	1.00	\$0.920	No Set Amount
Woolwich	3	91	2,541	\$39.109	5,183	265	1,920	3,984	5.00	\$0.561	No Set Amount
Hunterdon	7	688	33,740	\$483.908	178,126	1,000	5,000	10,000	3.000	\$7.000	\$1.500
Alexandria	4	74	3,821	\$38.195	16,912	524	1,160	2,137	4.00	\$0.365	No Set Amount
Delaware	2	25	1,792	\$25.088	23,707	300	1,500	1,500	6.0	\$0.477	No Set Amount
East Amwell	1	21	1,576	\$24.024	13,515	185	925	1,848	4.0	\$0.267	\$0.267
Franklin	1	16	1,602	\$14.419	10,644	534	1,068	1,602	3.00	\$0.162	No Set Amount
Holland	4	34	2,106	\$21.095	11,335	703	1,700	2,222	2.0	\$0.079	\$0.079
Kingwood	1	32	1,697	\$16.971	12,645	170	849	1,697	3.000	\$0.184	No Set Amount
Plantan	4	23	1,554	\$31.079	6,111	100	300	600	1.5	\$0.602	No Set Amount
Readington	1	42	2,338	\$42.089	16,774	100	600	1,100	2.0	\$0.569	No Set Amount
Tewksbury	3	3	409	\$9.700	4,557	100	300	1,000	5.0	\$0.679	No Set Amount
Union	3	19	559	\$5.590	4,189	70	325	600	2.0	\$0.137	No Set Amount
West Amwell	1	6	586	\$5.630	10,440	35	329	563	6.00	\$0.305	\$0.250
Mercer	7	31	2,467	\$33.884	14,816	50	250	500	2.500	\$10.854	No Set Amount
Hopewell	1	8	796	\$15.917	10,761	150	500	854	3.00	\$1.109	No Set Amount
Middlesex	5	122	4,442	\$178.501	21,284	225	1,125	2,250	3.000	\$29.145	No Set Amount
Monmouth	6	96	8,561	\$190.269	60,623	1,200	3,000	6,000	1.500	\$17.377	\$1.100
Colts Neck	1	7	357	\$13.501	9,321	37	123	199	1.2	\$0.360	No Set Amount
Holmdel	1	14	587	\$27.182	2,572	10	70	338	2.50	\$0.988	No Set Amount
Howell	3	10	337	\$5.453	12,666	127	370	453	2.00	\$1.273	\$0.700
Manalapan	1	38	1,318	\$26.343	9,223	131	659	1,318	2.00	\$1.264	No Set Amount
Marlboro	3	16	593	\$17.330	19,690	47	216	298	1.00	\$0.709	No Set Amount
Millstone	4	48	2,802	\$56.040	14,359	90	200	400	6.00	\$1.110	No Set Amount
Upper Freehold	1	160	4,702	\$70.530	27,368	550	1,000	1,500	6.0	\$0.731	\$0.477
Morris	3	74	4,391	\$110.561	169,342	437	2,185	4,391	0.875	\$5.111	No Set Amount
Ocean	7	152	2,540	\$84.287	21,975	200	901	1,623	1.2	\$10.000	No Set Amount

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost in Millions	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Passaic	1	10	191	\$5,977	6,415	100	500	1,000	1.0	\$5,000	\$0,750
Salem	3	429	30,924	\$247,390	80,424	2,600	13,000	26,000	2.000	\$1,053	\$1,053
Alloway	1	11	517	\$3,976	5,465	200	400	600	0.05	\$0,014	No Set Amount
Mannington	1	47	1,140	\$6,843	22,627	25	125	250	2.00	\$0,043	\$0,043
Pilesgrove	4	58	4,281	\$39,569	9,305	203	1,304	2,608	3.00	\$0,143	\$0,143
Pilesgrove	2	248	5,091	\$38,181	13,881	255	1,018	3,054	1.0	\$0,065	No Set Amount
Upper Pittsgrove	1	210	9,348	\$70,110	24,167	700	3,500	7,000	1.90	\$0,068	\$0,068
Somerset	12	267	14,123	\$228,218	87,623	1,000	4,000	5,000	3.0	\$17,470	No Set Amount
Bedminster	1	117	5,655	\$169,650	10,111	500	2,706	2,706	2.0	\$0,365	No Set Amount
Bernards	1	25	538	\$40,323	3,798	165	165	200	4.0	\$3,030	No Set Amount
Branchburg	1	23	737	\$40,535	1,873	154	266	737	5.0	\$1,500	No Set Amount
Franklin	2	19	855	\$16,584	18,931	508	644	830	5.0	\$4,480	No Set Amount
Hillsborough	3	28	996	\$14,814	3,860	100	500	1,000	2.8	\$1,529	No Set Amount
Montgomery	1	16	776	\$26,722	14,735	50	300	454	4.00	\$1,548	No Set Amount
Peapack & Gladstone	2	11	315	\$9,455	1,932	20	85	160	3.00	\$0,215	\$0,212
Sussex	10	998	35,135	\$192,284	176,195	2,648	13,240	26,480	0.231	\$0,395	\$0,206
Frankford	4	88	4,208	\$26,298	10,142	63	350	700	0.50	\$0,080	\$0,080
Green	3	53	1,831	\$11,908	7,632	150	675	1,300	1.5	\$0,063	\$0,063
Warren	7	691	33,246	\$175,207	155,773	1,000	5,000	10,000	4.000	\$4,100	\$2,050
Blairtown	4	72	2,065	\$14,450	12,307	100	500	1,000	2.0	\$0,144	No Set Amount
Franklin	4	150	5,700	\$37,052	11,542	225	1,000	1,900	3.00	\$0,124	No Set Amount
Freylinghuysen	7	76	2,744	\$17,838	11,029	45	220	430	2.00	\$0,058	\$0,058
Greenwich	1	21	1,283	\$14,337	3,453	174	1,092	1,573	4.0	\$0,239	\$0,239
Harmony	3	87	4,097	\$24,580	12,409	220	1,000	1,800	5.00	\$0,196	\$0,196
Hope	4	63	3,189	\$17,541	6,321	65	300	600	2.0	\$0,632	\$0,632
Knowlton	2	33	2,797	\$13,875	13,355	100	500	1,000	2.00	\$0,052	\$0,052
Pohatcong	4	16	1,116	\$8,118	8,156	100	500	1,000	0.5	\$0,174	\$0,174
White	4	104	4,132	\$20,653	13,599	150	700	1,300	2.000	\$0,112	\$0,116
County Totals (18)	133	5,716	242,318	\$2,564	1,306,610	15,057	69,831	135,908		\$153,896	
Municipal Totals (47)	112	2,509	106,319	\$1,258	511,848	9,726	36,908	65,993		\$27,783	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

Date: 5/11/16

Schedule B

2018 COUNTY PLANNING INCENTIVE GRANT
Final Approval Applications

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Bergen	Paramus Borough	2	24	\$3,927,000	\$165,000						
	Oakland Borough	5	82	\$8,965,000	\$110,000						
	Saddle River	7	92	\$15,229,500	\$165,000						
	Franklin Lakes	7	94	\$13,195,000	\$140,000						
	Montvale Borough	2	43	\$5,325,000	\$125,000						
	Ramapo Valley	6	73	\$9,137,500	\$125,000						
	Masonic Brook	2	36	\$4,550,000	\$125,000						
	Various: Rivervale, Old Tappan, Norwood, Emerson, Closter	9	81	\$10,125,000	\$125,000						
	8	40	525	\$70,454,000	\$134,211	30	150	300	0.25	\$4.20	No Set Amount
Cape May	North	91	7,084	\$60,214,000	\$8,500						
	West	17	1,024	\$10,244,800	\$10,000						
	East	39	1,922	\$6,727,105	\$3,500						
	South	49	2,193	\$6,579,780	\$3,000						
	4	196	12,224	\$83,765,685	\$6,853	1,000	5,000	10,000	1.5	\$19.00	No Set Amount
	Lower	25	1,054	\$24,812,214	\$23,541						
	Middle	25	2,163	\$21,004,893	\$9,711						
	Upper	35	2,090	\$5,262,620	\$2,518						
	West Cape May	4	84	\$2,247,084	\$26,751						
Cumberland	Dennis	66	2,863	\$27,610,772	\$9,644						
	Woodbine	7	212	\$579,820	\$2,735						
	6	162	8,466	\$81,517,403	\$9,629	180	939	1,174	1.0	\$4.75	No Set Amount
	Deerfield-Upper Deerfield North	94	2,920	\$15,513,960	\$5,313						
	Deerfield-Upper Deerfield South	31	1,015	\$5,392,695	\$5,313						
	Downe	8	251	\$878,500	\$3,500						
	Fairfield East	1	181	\$932,150	\$5,150						
	Fairfield-Lawrence	41	2,476	\$12,751,400	\$5,150						
	Fairfield-Milville	7	624	\$3,213,600	\$5,150						
Lawrence	Greenwich	36	1,482	\$6,446,700	\$4,350						
	Hopewell South	38	1,232	\$4,743,200	\$3,850						
	Lawrence Central	2	96	\$369,600	\$3,850						
	Lawrence East	6	211	\$812,350	\$3,850						

Schedule B

2018 COUNTY PLANNING INCENTIVE GRANT
Final Approval Applications

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
	Lawrence West	11	319	\$1,228,150	\$3,850						
	Shiloh-Hopewell Central	29	1,427	\$6,350,150	\$4,450						
	Shiloh-Hopewell North	71	2,728	\$16,305,256	\$5,977						
	Stow Creek	81	3,374	\$16,643,942	\$4,933						
	Stow Creek North	6	456	\$2,249,448	\$4,933						
	Vineland	28	501	\$2,994,477	\$5,977						
	16	490	19,293	\$96,825,578	\$5,977	1,929	9,647	19,293	1.0	\$0.90	No Set Amount
Gloucester	Chapel Heights	2	1	\$17,400	\$12,000						
	Delaware River	48	1,343	\$16,121,880	\$12,000						
	New Brooklyn	2	24	\$290,160	\$12,000						
	Oldmans Creek	105	2,740	\$32,877,600	\$12,000						
	Pinelands North	34	842	\$10,099,560	\$12,000						
	Pinelands South	217	3,391	\$40,686,240	\$12,000						
	Pitman Downer	5	42	\$508,200	\$12,000						
	Raccoon Creek	173	4,071	\$48,849,120	\$12,000						
	Repaupo-Mantua Creek	124	2,392	\$28,704,360	\$12,000						
	Still Run	210	3,988	\$47,856,360	\$12,000						
	Washington North	2	16	\$188,520	\$12,000						
	11	922	18,850	\$226,199,400	\$12,000	1,000	4,000	8,000	4.0	\$10.30	\$5.15
Hunterdon	Bethlehem East	7	178	\$2,664,780	\$15,000						
	Bethlehem West	19	796	\$11,937,660	\$15,000						
	Lebanon	21	1,065	\$15,972,000	\$15,000						
	North	74	4,012	\$80,242,280	\$20,000						
	East	39	1,788	\$32,190,120	\$18,000						
	South	332	16,377	\$245,654,400	\$15,000						
	West	196	9,525	\$95,246,960	\$10,000						
	7	688	33,740	\$483,908,200	\$14,342	1,000	5,000	10,000	3.0	\$7.00	\$1.50
Mercer	Hamilton	5	128	\$1,305,600	\$10,200						
	Robbinsville/West Windsor	4	223	\$1,648,193	\$7,391						
	Robbinsville/East Windsor	8	424	\$3,858,400	\$9,100						
	Lawrence	3	330	\$5,280,000	\$16,000						
	Hopewell East	4	447	\$7,152,000	\$16,000						

Schedule B

2018 COUNTY PLANNING INCENTIVE GRANT
Final Approval Applications

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.00/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
	Hopewell West	5	462	\$7,392,000	\$16,000						
	Hopewell South	2	453	\$7,248,000	\$16,000						
	7	31	2,467	\$33,884,193	\$13,735	50	250	500	2.5	\$10.85	No Set Amount
Middlesex	Southwestern	27	977	\$27,649,100	\$28,300						
	Southeastern	26	1,070	\$19,795,000	\$18,500						
	Northwestern	39	900	\$31,140,000	\$34,600						
	Northeastern	9	950	\$71,250,000	\$75,000						
	Matchaponix	21	545	\$28,667,000	\$52,600						
	5	122	4,442	\$178,501,100	\$40,185	225	1,125	2,250	3.0	\$29.14	No Set Amount
Monmouth	Colts Neck-Marlboro-Holmdel	17	1,609	\$74,504,745	\$46,305						
	Northern Howell-Eastern Freehold	11	700	\$10,500,000	\$15,000						
	Roosevelt-Northern Millstone	3	271	\$5,420,000	\$20,000						
	Millstone-Manalapan-Freehold	30	2,482	\$49,640,000	\$20,000						
	Upper Freehold-Western Millstone	31	3,296	\$46,144,000	\$14,000						
	Wall	4	203	\$4,060,000	\$20,000						
	6	96	8,561	\$190,268,745	\$22,225	1,200	3,000	6,000	1.5	\$17.38	\$1.10
Morris	Northeast	8	258	\$6,527,400	\$25,300						
	Central	21	862	\$21,808,600	\$25,300						
	West	45	3,271	\$82,756,300	\$25,300						
	3	74	4,391	\$111,092,300	\$25,300	437	2,185	4,391	0.9	\$5.11	No Set Amount
Salem	PA 1: Cohansey-Pole Tavern-Pine Hill	172	14,457	\$115,656,000	\$8,000						
	PA2: Mannington Meadows-Seven Stars-Algonkin Lake	108	9,169	\$73,352,000	\$8,000						
	PA 3: Maskells Mill-Hagerville-Mannington Meadows	149	11,605	\$92,840,000	\$8,000						
	3	429	30,924	\$247,390,000	\$8,000	2,600	13,000	26,000	2.0	\$1.05	\$1.05
Somerset	Millstone Valley East	61	1,720	\$27,793,910	\$16,159						
	Millstone Valley West	21	895	\$14,458,489	\$16,159						
	Eastern Montgomery	1	73	\$1,180,272	\$16,159						
	Pike Run	2	211	\$3,402,168	\$16,159						
	Bedens Brook	8	97	\$1,563,084	\$16,159						

Schedule B

**2018 COUNTY PLANNING INCENTIVE GRANT
Final Approval Applications**

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
	Bedens Brook East	7	219	\$3,539,037	\$16,159						
	Neshanic Valley North	81	4,008	\$64,769,344	\$16,159						
	Neshanic Valley South	12	417	\$6,744,548	\$16,159						
	Upper Raritan East	33	848	\$13,709,831	\$16,159						
	Upper Raritan West	32	5,470	\$88,384,957	\$16,159						
	Warren	2	25	\$411,253	\$16,159						
	Bernards Dead River	7	140	\$2,261,002	\$16,159						
	12	267	14,123	\$228,217,896	\$16,159	1,000	4,000	5,000	3.0	\$17.00	No Set Amount
Sussex	Central Kittatinny Valley	290	10,765	\$62,329,350	\$5,790						
	Eastern Highlands 1	46	2,354	\$7,297,400	\$3,100						
	Eastern Highlands 2	38	1,407	\$10,683,351	\$7,593						
	Kittatinny Valley East	198	5,657	\$29,314,574	\$5,182						
	Kittatinny Valley West 1	127	4,166	\$23,517,070	\$5,645						
	Kittatinny Valley West 2	155	4,757	\$25,616,445	\$5,385						
	Upper Delaware 1	9	501	\$1,039,575	\$2,075						
	Upper Delaware 2	30	822	\$4,443,732	\$5,406						
	Western Highlands 1	72	3,377	\$20,332,917	\$6,021						
	Western Highlands 2	33	1,329	\$7,709,529	\$5,801						
	10	998	35,135	\$192,283,943	\$5,473	2,648	13,240	26,480	0.23	\$0.40	\$0.21
Warren	North	61	2,756	\$14,524,911	\$5,270						
	Northwest	90	5,030	\$26,509,470	\$5,270						
	Northeast	106	5,052	\$26,621,616	\$5,270						
	Central	95	4,065	\$21,423,815	\$5,270						
	West	140	6,462	\$34,053,423	\$5,270						
	Southeast	173	8,432	\$44,437,958	\$5,270						
	South	26	1,449	\$7,636,283	\$5,270						
	7	691	33,246	\$175,207,474	\$5,270	1,000	5,000	10,000	4.0	\$4.10	\$2.05
2018 County PIG Totals											
14	105	5,206	226,387	\$2,399,515,917	\$10,599	14,299	66,536	129,388		\$131.18	

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2017R5(3)

FINAL APPROVAL

Of

MUNICIPAL PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND PROJECT AREA
SUMMARIES

FY2018 PIG PROGRAM

May 25, 2017

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a municipality shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agricultural development area ("ADA") authorized pursuant to the Agriculture Retention and Development Act, P.L. 1983, c.32 (C.4:1C-11 et seq.);
2. Establish an agricultural advisory committee composed of at least three, but not more than five, residents with a majority of the members actively engaged in farming and owning a portion of the land they farm;
3. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, such as, but not limited to, repeated annual appropriations or repeated issuance of bonded indebtedness, which the SADC deems to be, in effect, a dedicated source of funding; and
4. Prepare a farmland preservation plan element pursuant to paragraph (13) of section 19 of P.L. 1975, c.291 (C.40:55D-28) in consultation with the agricultural advisory committee; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17A (N.J.A.C. 2:76-17A) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a municipal farmland preservation planning incentive grant program; and

WHEREAS, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland preservation plan and a project area summary for each project area

designated within the plan, pursuant to N.J.A.C. 2:76-17A.6; and

WHEREAS, on May 24, 2007, the SADC adopted *Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans* to supplement the new rules at N.J.A.C. 2:76-17A and provide uniform, detailed plan standards, update previous planning standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, to date, the SADC has received 47 municipal planning incentive grant applications pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, in total, these 47 municipal planning incentive grant applications identified 112 project areas in 9 counties and targeted 2,509 farms and 106,319 acres at an estimated total cost of \$1,258,000,000, with a ten-year preservation goal of 65,993 acres as summarized in the attached Schedule A; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(b)1 and N.J.A.C. 2:76-17A.6(b)2, in order to improve municipal and county farmland preservation coordination, the municipalities forwarded their applications to the county for review and provided evidence of county review and comment and, if appropriate, the level of funding the county is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, SADC staff reviewed and evaluated the municipalities' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

WHEREAS, to date, 39 of the municipal planning incentive grant applications have received SADC Final Approval; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the Municipal Planning Incentive Grant applications submitted under the FY18 program funding round as summarized in the attached Schedule B.

BE IT FURTHER RESOLVED, that funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and that the SADC's approval of State funding is subject to Legislative appropriation of funds and the Governor signing the respective appropriation bills; and

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality's funding plan pursuant to N.J.A.C. 2:76-17A.17 and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan. Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; and

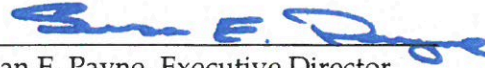
BE IT FURTHER RESOLVED, that the SADC will continue to assist the remaining 8 municipal planning incentive grant applicants in obtaining SADC Final Approval; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

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

5/28/17

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Renee Jones (rep. NJDEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Tom Stanuikynas (rep. DCA Commissioner Richman)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis Germano, Esq.	ABSENT
Peter Johnson	YES
James Waltman	YES

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COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost in Millions	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	15	291	9,731	\$43.518	27,724	200	500	750	0.125	\$0.450	No Set Amount
Bergen	8	40	525	\$70.454	10,887	30	150	300	0.25	\$4.200	No Set Amount
Burlington	4	196	12,224	\$83.766	113,027	1,000	5,000	10,000	1.500	\$19.000	No Set Amount
Camden	5	57	3,469	\$30.843	15,071	258	1,394	3,147	2.0	\$6.800	No Set Amount
Cape May	6	162	8,466	\$81.517	12,084	180	939	1,174	1.0	\$4.745	No Set Amount
Cumberland	16	490	19,293	\$96.826	65,302	1,929	9,647	19,293	1.000	\$0.898	No Set Amount
Hopewell	1	45	1,576	\$9.420	5,889	158	788	1,576	0.0	\$0.000	No Set Amount
Upper Deerfield	1	51	3,418	\$20.536	9,233	396	1,979	3,958	0.0	\$0.050	\$0.050
Gloucester	11	922	18,850	\$226.199	89,920	1,000	4,000	8,000	4.00	\$10.299	\$5.149
Elk	2	25	971	\$10.679	4,219	75	377	754	1.00	\$0.038	\$0.038
Franklin	5	125	4,870	\$29.061	10,106	598	1,799	3,290	1.00	\$0.920	No Set Amount
Woolwich	3	91	2,541	\$39.109	5,183	265	1,920	3,984	5.00	\$0.561	No Set Amount
Hunterdon	7	688	33,740	\$483.908	178,126	1,000	5,000	10,000	3.000	\$7.000	\$1.500
Alexandria	4	74	3,821	\$36.195	16,912	524	1,160	2,137	4.00	\$0.365	No Set Amount
Delaware	2	25	1,792	\$25.088	23,707	300	1,500	1,500	6.0	\$0.477	No Set Amount
East Amwell	1	21	1,576	\$24.024	13,515	185	925	1,848	4.0	\$0.267	\$0.267
Franklin	1	16	1,602	\$14.419	10,644	534	1,068	1,602	3.00	\$0.162	No Set Amount
Holland	4	34	2,106	\$21.095	11,335	703	1,700	2,222	2.0	\$0.079	\$0.079
Kingwood	1	32	1,697	\$16.971	12,645	170	849	1,697	3.000	\$0.184	No Set Amount
Raritan	4	23	1,554	\$31.079	6,111	100	300	600	1.5	\$0.602	No Set Amount
Readington	1	42	2,338	\$42.089	16,774	100	600	1,100	2.0	\$0.569	No Set Amount
Tewksbury	3	3	409	\$9.700	4,557	100	300	1,000	5.0	\$0.679	No Set Amount
Union	3	19	559	\$5.590	4,189	70	325	600	2.0	\$0.137	No Set Amount
West Amwell	1	6	586	\$5.630	10,440	35	329	563	6.00	\$0.305	\$0.250
Mercer	7	31	2,467	\$33.884	14,816	50	250	500	2.500	\$10.854	No Set Amount
Hopewell	1	8	796	\$15.917	10,761	150	500	854	3.00	\$1.109	No Set Amount
Middlesex	5	122	4,442	\$178.501	21,284	225	1,125	2,250	3.000	\$29.145	No Set Amount
Monmouth	6	96	8,561	\$190.269	60,623	1,200	3,000	6,000	1.500	\$17.377	\$1.100
Colts Neck	1	7	357	\$13.501	9,321	37	123	199	1.2	\$0.360	No Set Amount
Holmdel	1	14	587	\$27.182	2,572	10	70	338	2.50	\$0.958	No Set Amount
Howell	3	10	337	\$5.453	12,666	127	370	453	2.00	\$1.273	\$0.700
Manalapan	1	38	1,318	\$25.343	9,223	131	659	1,318	2.00	\$1.264	No Set Amount
Marlboro	3	16	593	\$17.330	19,690	47	216	298	1.00	\$0.709	No Set Amount
Millstone	4	48	2,802	\$56.040	14,359	90	200	400	6.00	\$1.110	No Set Amount
Upper Freehold	1	180	4,702	\$70.530	27,368	550	1,000	1,500	6.0	\$0.731	\$0.477
Morris	3	74	4,391	\$110.561	169,342	437	2,185	4,391	0.875	\$5.111	No Set Amount
Ocean	7	152	2,540	\$84.287	21,975	200	901	1,623	1.2	\$10.000	No Set Amount

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost in Millions	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Passaic	1	10	191	\$5,977	6,415	100	500	1,000	1.0	\$5,000	\$0.750
Salem	3	429	30,924	\$247,390	80,424	2,500	13,000	26,000	2.000	\$1,053	\$1,053
Alloway	1	11	517	\$3,976	5,465	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	47	1,140	\$6,843	22,627	25	125	250	2.00	\$0.043	\$0.043
Pilesgrove	4	58	4,281	\$39,569	9,305	203	1,304	2,608	3.00	\$0.143	\$0.143
Pilesgrove	2	248	5,091	\$38,181	13,881	255	1,018	3,054	1.0	\$0.065	No Set Amount
Upper Pilesgrove	1	210	9,348	\$70,110	24,167	700	3,500	7,000	1.90	\$0.068	\$0.068
Somerset	12	267	14,123	\$228,218	87,623	1,000	4,000	5,000	3.0	\$17,470	No Set Amount
Bedminster	1	117	5,655	\$169,650	10,111	500	2,706	2,706	2.0	\$0.365	No Set Amount
Bernards	1	25	538	\$40,323	3,798	165	165	200	4.0	\$3,030	No Set Amount
Branchburg	1	23	737	\$40,535	1,873	154	266	737	5.0	\$1,500	No Set Amount
Franklin	2	19	855	\$16,584	18,931	508	644	930	5.0	\$4,480	No Set Amount
Hillsborough	3	28	996	\$14,814	3,860	100	500	1,000	2.8	\$1,529	No Set Amount
Montgomery	1	16	776	\$26,722	14,735	50	300	454	4.00	\$1,548	No Set Amount
Peapack & Gladstone	2	11	315	\$9,455	1,932	20	85	160	3.00	\$0.215	\$0.212
Sussex	10	998	35,135	\$192,284	176,195	2,648	13,240	26,480	0.231	\$0.395	\$0.206
Frankford	4	88	4,208	\$26,298	10,142	63	350	700	0.50	\$0.080	\$0.080
Green	3	53	1,831	\$11,908	7,632	150	675	1,300	1.5	\$0.063	\$0.063
Warren	7	691	33,246	\$175,207	155,773	1,000	5,000	10,000	4.000	\$4,100	\$2,050
Blairstown	4	72	2,065	\$14,450	12,307	100	500	1,000	2.0	\$0.144	No Set Amount
Franklin	4	150	5,700	\$37,052	11,542	225	1,000	1,900	3.00	\$0.124	No Set Amount
Fryinghuysen	7	76	2,744	\$17,838	11,029	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,283	\$14,337	3,453	174	1,092	1,573	4.0	\$0.239	\$0.239
Harmony	3	87	4,097	\$24,580	12,409	220	1,000	1,800	5.00	\$0.196	\$0.196
Hope	4	63	3,189	\$17,541	6,321	65	300	600	2.0	\$0.632	\$0.632
Knowlton	2	33	2,797	\$13,875	13,355	100	500	1,000	2.00	\$0.052	\$0.052
Pohatcong	4	16	1,116	\$8,118	8,156	100	500	1,000	0.5	\$0.174	\$0.174
White	4	104	4,132	\$20,653	13,599	150	700	1,300	2.000	\$0.112	\$0.116
County Totals (18)	133	5,716	242,318	\$2,564	1,306,610	15,057	69,831	135,908		\$153,896	
Municipal Totals (47)	112	2,509	106,319	\$1,258	\$11,848	9,726	36,908	65,993		\$27,783	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

Date: 5/11/16

2018 MUNICIPAL PLANNING INCENTIVE GRANT
Final Approval Applications

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Upper Deerfield	Cumberland	Upper Deerfield PA	51	3,418	\$20,535,644	\$6,008	396	1,979	3,958	0.00	\$0.050	\$0.050
Total		1	51	3,418	\$20,535,644	\$6,008	396	1,979	3,958	0.00	\$0.050	\$0.050
Elk	Gloucester	Project Area 1	14	532	\$5,848,480	\$11,000						
		Project Area 2	11	439	\$4,830,430	\$11,000						
Total		2	25	971	\$10,678,910	\$11,000	75	377	754	1.00	\$0.038	\$0.038
Franklin	Gloucester	Northern	17	930	\$6,975,000	\$7,500						
		Central	29	800	\$6,000,000	\$7,500						
		Forest Grove	23	652	\$4,890,000	\$7,500						
		Janvier	1	297	\$1,336,500	\$4,500						
		Main Rd-Piney Hollow	55	2,191	\$9,859,500	\$4,500						
Total		5	125	4870	\$29,061,000	\$5,967	598	1,799	3,290	1.00	\$0.920	No Set Amount
Woodwich	Gloucester	North	23	538	\$8,074,800	\$15,000						
		East	50	1,099	\$16,487,400	\$15,000						
		Southwest	18	903	\$13,546,350	\$15,000						
Total		3	91	2,541	\$38,108,550	\$15,000	265	1,920	3,984	5.00	\$0.561	No Set Amount
Alexandria	Hunterdon	Sweet Hollow	6	393	\$3,927,500	\$10,000						
		The Hickory	12	494	\$4,944,800	\$10,000						
		Pittstown	32	1,970	\$19,704,600	\$10,000						
		Delaware River	18	962	\$9,617,600	\$10,000						
Total		4	68	3,819	\$38,194,500	\$10,000	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	Hunterdon	PIG I: Sandbrook Headquarters / Locktown	8	678	\$9,492,000	\$14,000						
		PIG II: Covered Bridge / Dilis Park	17	1,114	\$15,596,000	\$14,000						
Total		2	25	1,792	\$25,088,000	\$14,000	300	1,500	1,500	6.00	\$0.477	No Set Amount
East Amwell	Hunterdon	East Amwell	21	1,576	\$24,024,000	\$13,000						
Total		1	21	1,576	\$24,024,000	\$13,000	185	925	1,848	4.00	\$0.267	\$0.267
Franklin	Hunterdon	Franklin Project Area	16	1,602	\$14,419,107	\$9,000						
Total		1	16	1,602	\$14,419,107	\$9,000	534	1,068	1,602	3.00	\$0.162	No Set Amount
Holland	Hunterdon	Musconetcong	5	350	\$3,540,000	\$10,000						
		Hawks Schoolhouse	3	250	\$2,497,200	\$10,000						
		Bun Valley	17	1,282	\$12,820,900	\$10,000						
		Holland Station	9	224	\$2,236,900	\$10,000						
Total		4	34	2,106	\$21,095,000	\$10,017	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	Hunterdon	Kingwood	32	1,697	\$16,971,100	\$10,000						
Total		1	32	1,697	\$16,971,100	\$10,000	170	679	849	3.00	\$0.184	No Set Amount
Readington	Hunterdon	Primary	42	2,338	\$42,088,500	\$18,000						

2018 MUNICIPAL PLANNING INCENTIVE GRANT
Final Approval Applications

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Total		1	42	2,338	\$42,088,500	\$18,000	100	800	1,100	2.00	\$0.569	No Set Amount
Union	Hunterdon	Hoffman	1	68	\$680,000	\$10,000						
		Pattenburg	3	80	\$800,000	\$10,000						
		Pittsown	15	411	\$4,110,000	\$10,000						
Total		3	19	559	\$5,590,000	\$10,000	70	325	600	2.00	\$0.137	No Set Amount
West Amwell	Hunterdon	West Amwell	6	586	\$5,857,500	\$10,000						
Total		1	6	586	\$5,857,500	\$10,000	35	329	563	6.00	\$0.305	\$0.250
Hopewell	Mercer	Central Project Area	8	796	\$15,917,200	\$20,000						
Total		1	8	796	\$15,917,200	\$20,000	150	500	854	3.00	\$1.109	No Set Amount
Colts Neck	Monmouth	Colts Neck Project Area	7	357	\$13,426,056	\$37,608						
Total		1	7	357	\$13,426,056	\$37,608	37	123	199	1.20	\$0.360	No Set Amount
Holmdel	Monmouth	Holmdel Project Area	14	567	\$27,182,209	\$46,307						
Total		1	14	567	\$27,182,209		10	70	338	2.50	\$0.958	No Set Amount
Howell	Monmouth	North Central	6	157	\$3,135,000	\$20,000						
		Manasquan Reservoir South	2	64	\$825,266	\$12,982						
		Manasquan Reservoir West	2	117	\$1,522,300	\$13,000						
Total		3	10	337	\$5,482,566	\$16,248	127	370	452	2.00	\$1.273	No Set Amount
Manalapan	Monmouth	Manalapan Project Area	38	1,318	\$26,342,650	\$19,986						
Total		1	38	1,318	\$26,342,650	\$19,987	131	659	1,318	2.00	\$1.264	No Set Amount
Marlboro	Monmouth	North Central	1	84	\$4,200,000	\$50,000						
		Central	9	352	\$5,280,000	\$15,000						
		Southeast	6	157	\$7,850,000	\$50,000						
Total		3	16	593	\$17,330,000	\$29,224	47	216	298	1.00	\$0.714	\$0.714
Millstone	Monmouth	Perrineville East	18	800	\$16,000,000	\$20,000						
		Perrineville West	13	915	\$18,300,000	\$20,000						
		Clarksburg East	11	687	\$13,740,000	\$20,000						
		Clarksburg West	6	400	\$8,000,000	\$20,000						
Total		4	48	2,802	\$56,040,000	\$20,000	90	200	400	6.00	\$1.110	No Set Amount
Upper Freehold	Monmouth	Upper Freehold Project Area	160	4,702	\$70,530,000	\$15,000						
Total		1	160	4,702	\$70,530,000	\$15,000	550	1,000	1,500	6.00	\$0.731	\$0.477
Alloway	Salem	North-Central	10	519	\$5,359,713	\$10,327						
Total		1	10	519	\$5,359,713	\$10,327	200	400	600	0.05	\$0.014	No Set Amount
Mannington	Salem	Mannington	47	1,140	\$6,842,700	\$6,000						
Total		4	47	1,140	\$6,842,700	\$6,000	25	125	250	2.0	\$0.043	\$0.043

2018 MUNICIPAL PLANNING INCENTIVE GRANT
Final Approval Applications

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Pilesgrove	Salem	Northern Pilesgrove	35	2,764	\$29,022,000	\$10,500						
		U.S. Route 40	10	895	\$8,497,750	\$9,500						
		Commissioners Pike	4	241	\$2,049,350	\$8,500						
		Woodstown-Daretown Road	9	381	\$2,859,000	\$7,500						
Total		4	58	4,281	\$39,369,100	\$9,243	203	1,304	2,608	3.00	\$0.143	\$0.143
Pittsgrove	Salem	North	130	2,930	\$21,224,325	\$7,500						
		East	118	2,246	\$16,843,275	\$7,500						
Total		2	248	5,076	\$38,067,600	\$7,500	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pilesgrove	Salem	UP Project Area	210	9,348	\$70,110,000	\$7,500						
Total		1	210	9,348	\$70,110,000	\$7,500	700	3,500	7,000	1.90	\$0.068	\$0.068
Bedminster	Somerset	Bedminster PA	117	5,655	\$169,650,000	\$30,000						
Total		1	117	5,655	\$169,650,000	\$30,000	500	2,706	2,706	1.50	\$0.365	No Set Amount
Hillsborough	Somerset	Anwell Valley	22	794	\$11,908,050	\$15,000						
		Mill Lane	3	170	\$2,556,150	\$15,000						
		South	3	32	\$478,650	\$15,000						
Total		3	28	996	\$14,942,850	\$15,000	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	Somerset	Montgomery Twp. PA	16	776	\$26,722,336	\$34,436						
Total		1	16	776	\$26,722,336	\$34,436	50	300	454	4.00	\$1.548	No Set Amount
Peapack/Gladstone	Somerset	Essex Hunt Club	3	119	\$3,570,000	\$30,000						
		Raritan Valley	8	196	\$5,985,400	\$30,000						
Total		2	11	315	\$9,455,400	\$30,000	20	85	160	3.00	\$0.215	\$0.212
Frankford	Sussex	Agricultural Heartland	29	1,946	\$12,160,000	\$6,250						
		Agricultural Uplands	25	857	\$5,356,250	\$6,250						
		Kittatinny Valley West	13	428	\$2,675,000	\$6,250						
		Papackating Creek Valley	21	977	\$6,106,250	\$6,250						
Total		4	88	4,208	\$26,297,500	\$6,250	83	350	700	0.05	\$0.080	\$0.080
Blairtown	Warren	North	10	127	\$889,000	\$7,000						
		Route 94 North	12	209	\$1,463,000	\$7,000						
		Central	11	494	\$3,458,000	\$7,000						
		South	39	1,235	\$8,645,000	\$7,000						
Total		4	72	2,065	\$14,455,000	\$7,000	100	500	1,000	2.00	\$0.144	Undetermined
Franklin	Warren	Musconetcong Valley	54	1,960	\$2,740,000	\$6,500						
		Pohatcong Ridge	25	1,027	\$6,675,500	\$6,500						
		Pohatcong Valley East	47	1,738	\$11,297,000	\$6,500						
		Pohatcong Valley West	24	975	\$6,337,500	\$6,500						

2018 MUNICIPAL PLANNING INCENTIVE GRANT
Final Approval Applications

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Total		4	150	5,700	\$37,050,000	\$6,500	225	1,000	1,900	3.00	\$0.124	Undetermined
Freylinghuysen	Warren	Paulins Kill Valley	5	134	870,285	\$6,500						
		Martinsburg Ridge	39	1,704	11,079,120	\$6,500						
		Hope Preservation Area	5	91	590,980	\$6,500						
		Limestone Valley Trout Brook	8	249	1,617,330	\$6,500						
		Allamuchy Farmland Belt	13	373	2,425,930	\$6,500						
		Limestone Valley Bear Brook	6	193	1,254,500	\$6,500						
		Johnsonburg Center	0	0	0	\$6,500						
Total		7	76	2,744	17,838,145	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Greenwich	Warren	Greenwich Project Area	21	1,283	10,264,000	\$8,000						
Total		1	21	1,283	10,264,000	\$8,000	174	1,092	1,573	4.00	\$0.239	\$0.239
Harmony	Warren	Project Area 1	22	1,190	\$7,141,500	\$6,000						
		Project Area 2	35	1,765	\$10,590,240	\$6,000						
		Project Area 3	30	1,141	\$6,846,000	\$6,000						
Total		3	87	4,096	24,577,740	\$6,000	220	1,000	1,800	5.00	\$0.239	\$0.241
Hope	Warren	Project Area 1	39	1,838	\$10,108,560	\$5,500						
		Project Area 2	8	577	\$3,173,280	\$5,500						
		Project Area 3	9	334	\$1,839,420	\$5,500						
		Project Area 4	7	440	\$2,419,505	\$5,500						
Total		4	63	3,189	\$17,540,765	\$5,500	65	300	600	2.00	\$0.632	\$0.632
Knowlton	Warren	Project Area 1	9	786	\$3,930,000	\$5,000						
		Project Area 2	24	2,011	\$10,055,000	\$5,000						
Total		2	33	2,797	\$13,985,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.052
White	Warren	North	36	1,089	\$5,471,136	\$5,024						
		South	14	434	\$2,180,416	\$5,024						
		East	4	43	\$216,032	\$5,024						
		West	50	2,566	\$12,891,584	\$5,024						
Total		4	104	4,132	\$20,759,168	\$5,024	150	700	1,300	2.00	\$0.112	\$0.112
2018 MUN. PIG FINAL APPROVAL TOTALS												
39	9	95	2,288	97,331	\$1,074,023,453	\$470,480	8,255	32,977	57,702		17	

STATE AGRICULTURE DEVELOPMENT COMMITTEE
CERTIFICATION OF
THE AMENDED AGRICULTURAL DEVELOPMENT AREA MAP

WARREN COUNTY

RESOLUTION #FY2017R5(4)

May 25, 2017

WHEREAS, the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, provides for the identification of Agricultural Development Areas (ADAs) by county agriculture development boards; and

WHEREAS, pursuant to N.J.S.A. 4:1C-18, the Warren County Agriculture Development Board (WCADB) adopted, after a public hearing, ADA criteria and a map identifying areas where agriculture shall be the preferred, but not necessarily exclusive use of land, documenting that the area:

1. Encompasses productive agricultural lands which are currently in production or have a strong potential for future production and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a nonconforming use;
2. Is reasonably free of suburban and conflicting commercial development;
3. Comprises not greater than 90% of the agricultural land mass of the county;
4. Incorporates any other characteristics deemed appropriate by the Board; and

WHEREAS, pursuant to N.J.A.C. 2:76-1.4, the WCADB incorporated the following other criteria into the County ADA criteria:

1. Land is currently in agricultural production or has strong potential for agricultural production or is farm assessed through a woodland management plan;
2. Agriculture is the preferred, but not necessarily the exclusive use; and
3. Agriculture is a use permitted by the current municipal zoning ordinance or is allowed as a non-conforming use; and

WHEREAS, on July 24, 2008, the State Agriculture Development Committee (SADC) certified Warren County's designated ADA criteria and map showing the general location of the ADA(s) as defined by the application of the criteria, as part of the County's Comprehensive Farmland Preservation Plan update; and

WHEREAS, on December 8, 2011, January 26, 2012, and October 3, 2014 the SADC certified minor amendments to Warren County's ADA map to add potential applications and/or farms targeted under the Municipal Planning Incentive Grant Program; and

WHEREAS, in 2016 Warren County again conducted an update to its Comprehensive Farmland Preservation Plan during which it received several requests from municipalities to amend the ADA to include farms adjacent to the existing ADA boundary; and

WHEREAS, the WCADB received resolutions of support for ADA amendments from Blairstown, Frelinghuysen, Independence and Hardwick Townships , and

WHEREAS, pursuant to N.J.A.C. 2:76-1.5, the WCADB held public hearings on October 20, 2016 and on December 15, 2016 to consider comments on amendments its ADA map; and

WHEREAS, on November 17, 2016, the WCADB approved a resolution amending the Warren County ADA to include:

1. Block 702, Lots 2, 3 and 6.01 (totaling 210.67 acres) in Blairstown Township (Appendix A);
2. Block 201, Lot 17.03 (24.62 acres) in Frelinghuysen Township (Appendix B);
3. Block 16, Lot 1 and Block 17, Lots 28, 33, 55, 56, 56.01, and 56.06 (totaling 291.34 acres) in Independence Township (Appendix C); and

WHEREAS, on January 20, 2017 the WCADB approved a resolution to include an additional fifteen (15) parcels in Hardwick Township (totaling 328.95 acres) (Appendix D):

1. Block 1201, Lots 1, 5, 5.01 and 6;
2. Block 901, Lot 2;
3. Block 201, Lots 12.07, 9, 9.05;
4. Block 202, Lots 1, 1.03, 1.04, 1.06, 3.01, 3.06, and 6; and

WHEREAS, all of the lots in the proposed expansions of the Warren County ADA are in areas designated by the State Planning Commission as either Rural, Rural / Environmentally Sensitive or Environmentally Sensitive Planning Areas (PAs 4, 4B and 5) under the New Jersey State Development and Redevelopment Plan Policy Map; and

WHEREAS, the WCADB has requested the SADC's certification of the Amended ADA map; and

WHEREAS, pursuant to N.J.A.C. 2:76-1.5, the CADB submitted to the SADC, copies of the agenda and minutes of the publicly noticed hearings, the CADB resolutions of adoption, and, as part of its Comprehensive Farmland Preservation Plan dated December 2016, a discussion of factors considered for amending its ADA map and criteria; and

WHEREAS, the SADC reviewed the WCADB submissions and has determined that the analysis of factors and resultant criteria is reasonable and consistent with the statute and SADC regulations, pursuant to N.J.A.C. 2:76-1.6.

NOW THEREFORE BE IT RESOLVED that the SADC certifies the WCADB approval of the amended ADA map, pursuant to N.J.A.C. 2:76-1.7, adding a total of approximately 855 acres in Blairstown, Frelinghuysen, Independence and Hardwick Townships, as shown on the attached Schedules A through D; and

BE IT FURTHER RESOLVED, that this approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4F.

5/25/17
Date

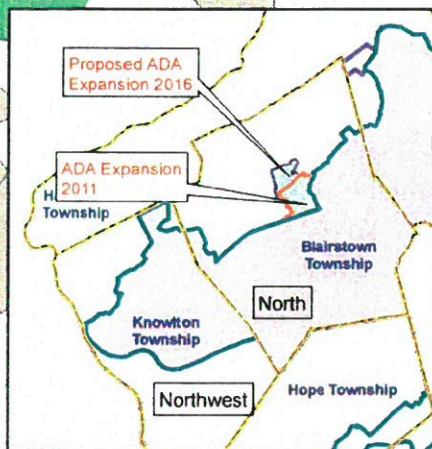
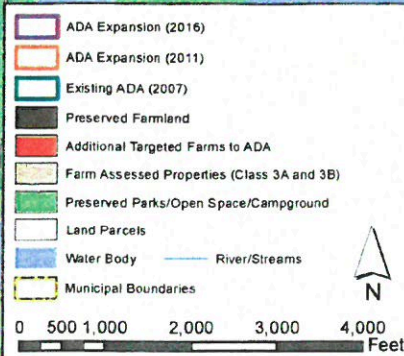


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Renee Jones (rep. NJDEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Tom Stanuikynas (rep. DCA Commissioner Richman)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis Germano, Esq.	ABSENT
Peter Johnson	YES
James Waltman	YES

ADA Map 1: Project Area North (Range, Sullivan, Smith & Kennedy) Blairstown Township, Warren County



Proposed ADA Expansion					
Municipalities	Block	Lot	Owner	Acres	Targeted Farm
Blairstown	702	2	KENNEDY, JOHN & PAT	18.52	Yes
Blairstown	702	3	KENNEDY, JOHN & PATRICIA	39.14	Yes
Blairstown	702	6.01	KENNEDY JOHN & PAT	153.03	Yes
Blairstown	702	6.02	KENNEDY JOHN & PAT	31.12	Yes
Blairstown	702	15.01	RANGE EDWARD A. & GRACE, TRUSTEES	34.92	Yes
Blairstown	702	15.01	RANGE EDWARD A. & GRACE, TRUSTEES	5.74	Yes
Blairstown	702	15.07	FLYNN, JAMES C	17.01	No
Blairstown	702	15.17	RANGE EDWARD A & GRACE, TRUSTEES	8.06	Yes
Blairstown	702	23	SMITH, THERESA	11.78	No
Blairstown	702	23.05	MITCHELL, JOHN A. JR. & JOAN H.	25.03	No
Blairstown	702	23.15	SULLIVAN, MICHAEL	7.00	No

THE LAND CONSERVANCY
OF NEW JERSEY

19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
FAX: (973)541-1131
TLC-NJ.ORG

Map Prepared December 13, 2015

Source: County of Warren Office of GIS Management
County of Sussex Office of GIS Management; Hunterdon County Division of GIS
NJDEP, NJGIS, Forest Center 2014

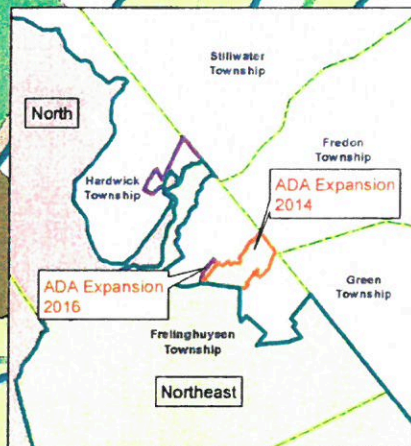
This map was developed using NJDEP Geographic Information System digital data. But this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

ADA Map 5: Project Area Northeast (DeCamp Farm) Frelinghuysen Township, Warren County

- ADA Expansion (2016)
- ADA Expansion (2014)
- Existing ADA (2007)
- Preserved Farmland
- Additional Targeted Farms to ADA
- Farm Assessed Properties (Class 3A and 3B)
- Preserved Parks/Open Space/Campground
- Land Parcels
- Water Body
- River/Streams
- Municipal Boundaries

0 400 800 1,600 2,400 3,200 Feet



Project Area Northeast
Expansion 2016

Project Area Northeast
Expansion 2014

Proposed ADA Expansion					
Municipalities	Block	Lot	Owner	Acres	Targeted Farm
Frelinghuysen	201	17	HEATHER HILLS FARM L P	65.65	No
Frelinghuysen	201	17.02	DECAMP, SUE A	35.05	Yes
Frelinghuysen	201	17.03	DECAMP, SUE A	24.62	Yes
Frelinghuysen	201	21	CANACE, ROBERT J & CINDY S	5.82	No
Frelinghuysen	201	22	IHM REALTY ASSOCIATES LLC	16.22	Yes
Frelinghuysen	201	23	IHM REALTY ASSOCIATES LLC	89.99	Yes
Frelinghuysen	201	31	TOWNSHIP OF FRELINGHUYSEN	59.24	Preserved
Frelinghuysen	201	32	MULLER, CHARLES JR & FRANCES	42.32	Yes
Frelinghuysen	201	32.06	MULLER, CHARLES JR & FRANCES	4.07	Yes
Frelinghuysen	201	32.07	MULLER, CHARLES JR & FRANCES	4.08	Yes
Frelinghuysen	201	33	SENATORE, BRUCE & BARBARA	15.18	No

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Map Prepared December 13, 2016

Data Sources: County of Warren Office of GIS Management,
County of Sussex Office of GIS Management, Hudson County Division of GIS,
NJDEP, NJDOT Road Centlines 2014

This map was developed using NJDEP Geographic Information
System digital data, but this secondary product has not been
verified by the NJDEP and is not a substitute for a survey.

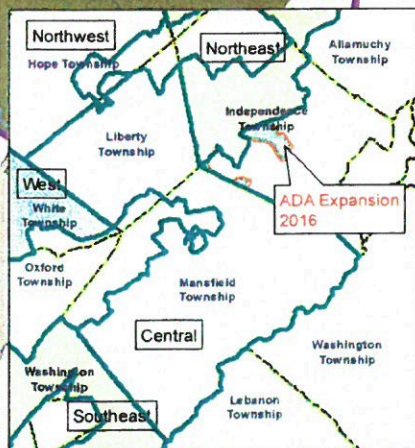
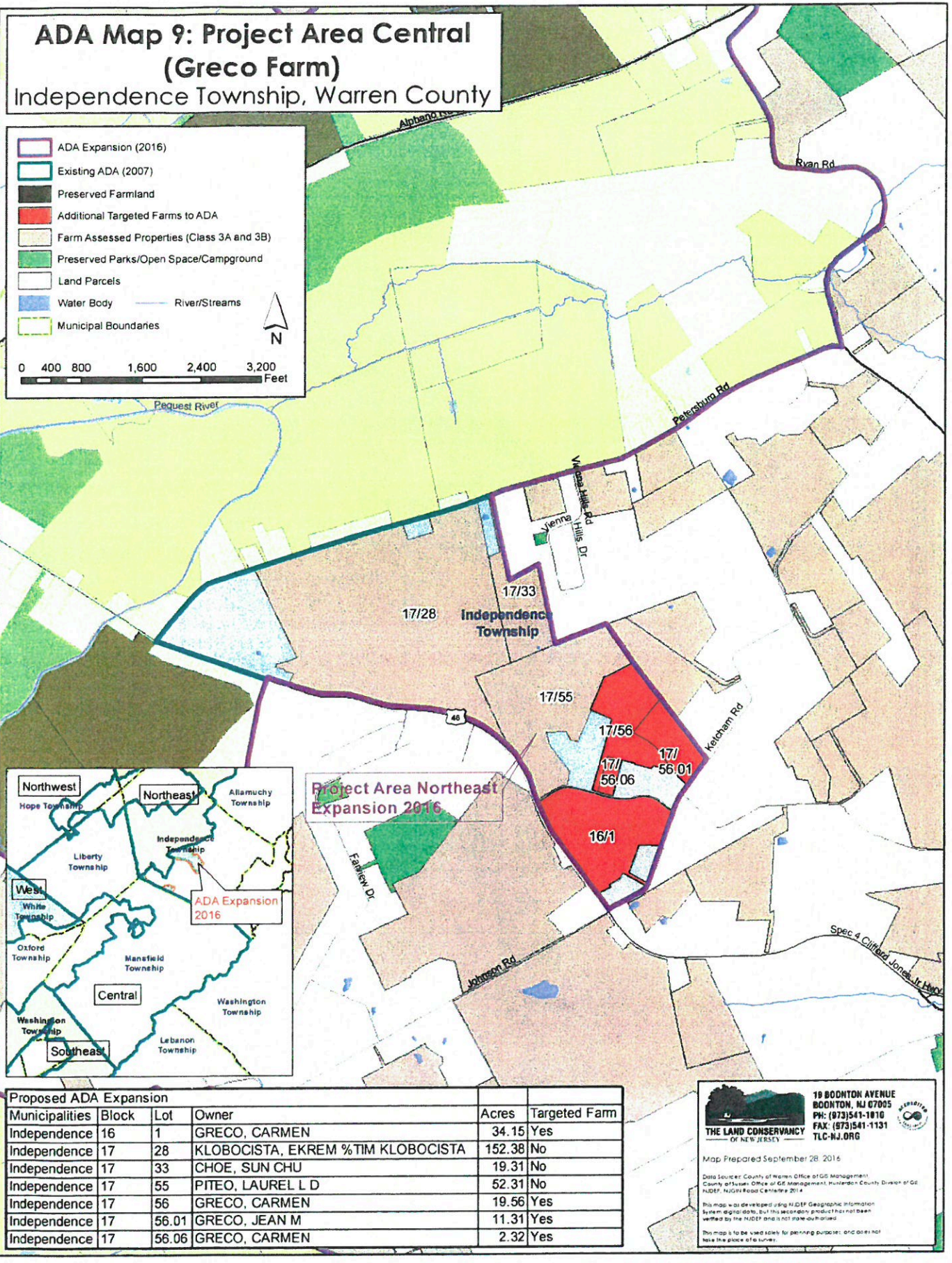
This map is to be used solely for planning purposes, and does not
take the place of a survey.

ADA Map 9: Project Area Central (Greco Farm)

Independence Township, Warren County

-  ADA Expansion (2016)
-  Existing ADA (2007)
-  Preserved Farmland
-  Additional Targeted Farms to ADA
-  Farm Assessed Properties (Class 3A and 3B)
-  Preserved Parks/Open Space/Campground
-  Land Parcels
-  Water Body
-  River/Streams
-  Municipal Boundaries

0 400 800 1,600 2,400 3,200 Feet



Project Area Northeast
Expansion 2016

Proposed ADA Expansion

Municipalities	Block	Lot	Owner	Acres	Targeted Farm
Independence	16	1	GRECO, CARMEN	34.15	Yes
Independence	17	28	KLOBOCISTA, EKREM %TIM KLOBOCISTA	152.38	No
Independence	17	33	CHOE, SUN CHU	19.31	No
Independence	17	55	PISEO, LAUREL L D	52.31	No
Independence	17	56	GRECO, CARMEN	19.56	Yes
Independence	17	56.01	GRECO, JEAN M	11.31	Yes
Independence	17	56.06	GRECO, CARMEN	2.32	Yes



19 BOONTON AVENUE
BOONTON, NJ 07005
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FAX: (973) 541-1131
TLC-NJ.ORG

Map Prepared September 28, 2015

Data Source: County of Warren Office of GIS Management
County of Sussex Office of GIS Management
Warren County Division of GIS
NJDEP, NJDEP Data Center 2014

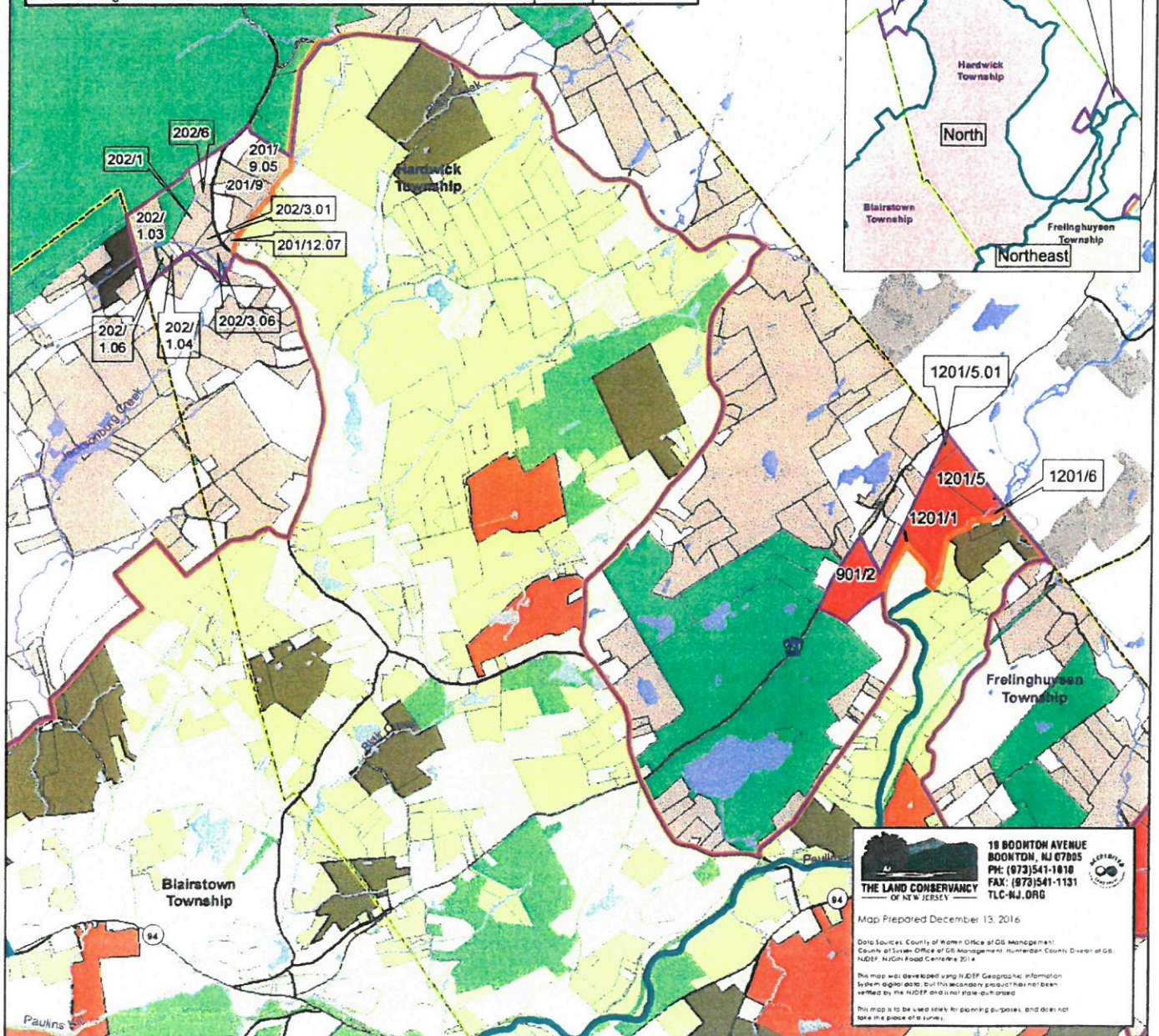
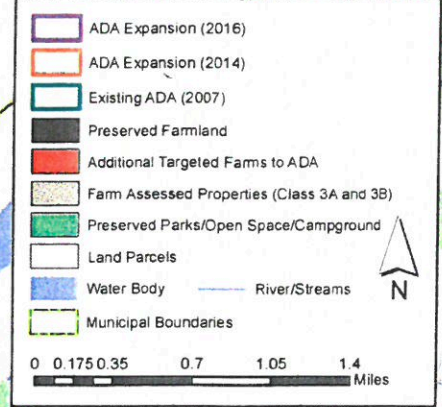
This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state authorized.

This map is to be used solely for planning purposes, and does not have the force of law.

Appendix D

ADA Map 10: Project Area North Hardwick Township, Warren County

Proposed ADA Expansion				
Municipalities	Block	Lot	Owner	Acres
Hardwick	1201	1	7 OLD ORCHARD ROAD LLC	76.37
Hardwick	1201	5	MALTON FARMS ASSOCIATES	35.39
Hardwick	1201	5.01	MALTON FARMS ASSOCIATES	5.47
Hardwick	1201	6	MALTON FARMS ASSOCIATES	3.27
Hardwick	901	2	DON CON ENTERPRISES LLC	61.76
Hardwick	201	12.07	YMCA CAMP RALPH S MASON INC	2.91
Hardwick	201	9	GRANDIN, JASON L	24.71
Hardwick	201	9.05	CARPENTER MICHAEL P / POLOWY MICH	27.21
Hardwick	202	1	WITTE, JOHN A JR & BETH A	21.25
Hardwick	202	1.03	HILBERT, JOHN H & MARY T	36.51
Hardwick	202	1.04	DEGWITZ, ROBERT J & KATHLEEN	2.85
Hardwick	202	1.06	DEGWITZ, ROBERT J & KATHLEEN	3.12
Hardwick	202	3.01	OLESEK, WALTER	7.96
Hardwick	202	3.06	OLESEK, WALTER	12.59
Hardwick	202	6	GRANDIN, FREDERICK KYLE	7.59
			Sub-Total Acres	328.95
			Percent of Agricultural Lands in ADA	86.61%



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THE LAND CONSERVANCY
OF NEW JERSEY

Map Prepared December 13, 2016

Data Sources: County of Warren Office of GIS Management;
County of Sussex Office of GIS Management; Hunterdon County Division of GIS;
NJDEP, NJGH Food Center's 2014

This map was developed using NJDEP Geographic Information
System digital data. This is a preliminary product that has not been
verified by the NJDEP and is for planning purposes only.

This map is to be used solely for planning purposes, and does not
take the place of a survey.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2017R5(5)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

Elk and Upper Pittsgrove TOWNSHIPS
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Michael & Carolyn Foote ("Owner")
Elk Township, Gloucester County
Upper Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq.
SADC ID#08-0192-PG

May 25, 2017

WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Elk Township, Gloucester County and Upper Pittsgrove Township, Salem County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Elk and Upper Pittsgrove Townships received SADC approval of the FY2017 PIG Plans application annual update on May 26, 2016; and

WHEREAS, on March 14, 2016, the SADC received an application for the sale of a development easement from Elk Township for the subject farm identified as Block 46, Lot 7.01, Elk Township, Gloucester County, and Block 9, Lot 8, Upper Pittsgrove Township, Salem County, totaling approximately 40.3 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, Block 46, Lot 7.01 is a targeted parcel in Elk Township's Still Run Project Area and Block 9, Lot 8 is a targeted parcel in Upper Pittsgrove's Project Area; and

WHEREAS, because the Upper Pittsgrove and Elk Township parcels are farmed as one, both Townships agreed to coordinate the use of their respective SADC PIG funding to preserve the farm with a single easement; and

WHEREAS, as per N.J.S.A. 4:1C-43.1(g) because both Salem and Gloucester Counties are

not contributing funding the SADC will hold title to the development easement; and

WHEREAS, the Property includes one (1) approximately 5 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 35.3 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and zero (0) non-agricultural uses; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) 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. 2:76-17A.9(a); and

WHEREAS, a parcel application was submitted by the New Jersey Conservation Foundation (NJCF) to the FY2015 United States Department of Agriculture, Natural Resources Conservation Service (NRCS), Regional Conservation Partnership Program (RCPP) for an Agricultural Land Easement (ALE) grant; and

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

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including a 6% maximum impervious coverage restriction (approximately 2.118 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, Elk Township Committee approved the application on May 5, 2016 and Upper Pittsgrove Township approved the application on May 17, 2017, however, neither are participating financially in the easement purchase due to the anticipated receipt of the ALE funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 22, 2016 the SADC certified a development easement value of \$6,700 per acre based on zoning and environmental regulations in place as of the current valuation date August 1, 2016; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer of \$7,100 per acre for the development easement on the Property from each Township, which is higher than the certified easement value but equal to the highest appraised easement value of \$7,100; 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 subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11 which, based on the SADC certified easement value of \$6,700 per acre, is \$4,250.00 per acre; and

WHEREAS, Upper Pittsgrove Township's SADC PIG account currently has \$22,375.65 in available funding which is a shortfall of approximately \$14,182.85; and

WHEREAS, because the amount of the approved ALE grant has not been finalized, the cost share breakdown is calculated based on the estimated ALE grant of \$125,567.22; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 35.3 net easement acres):

	Total	ALE \$	New Cost Share	New Cost Share/Acre
SADC Grant to Elk Township	\$113,466.50	\$8,152.40	\$ 105,314.10	\$3,944.64/acre on 26.698 acres based on \$6,700/acre
Elk Township	\$76,089.30	\$76,089.30	\$0	
SADC Grant to Upper Pittsgrove	\$22,375.61	\$2,626.93	\$19,748.68	\$2,295.82/acre on 8.602 acres based on \$6,700/acre
Upper Pittsgrove Township	\$38,698.59	\$38,698.59	\$0	
ALE Grant			\$125,567.22	\$3,557.15/acre on 35.3 acres based on \$7,100/acre
TOTAL	\$250,630.00	\$125,567.22	\$250,630.00	\$7,100/acre

WHEREAS, this final approval is conditioned upon ALE funding in an amount sufficient enough to cover the entire Elk Township and Upper Pittsgrove Township local cost shares; and

WHEREAS, based on the estimated breakdown the \$4,250.00 per acre SADC cost share is reduced to approximately \$3,542.85 per acre; and

WHEREAS, based on the estimated breakdown both Elk and Upper Pittsgrove Townships currently have sufficient SADC grant funding available(Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Townships 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; and

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Elk Township and Upper Pittsgrove Township for the purchase of a development easement on the Property, comprising approximately 35.3 net easement acres, at a State cost share of \$3,542.85 per acre, (52.88% of certified easement value and 37.74% of purchase price), for a total grant need of \$125,062.78 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, that if ALE funding is secured and approved for use by the SADC, said funding will first be used to reduce the Townships cost share and then, with the remaining funds to offset SADC grant needs on the Property (estimated \$10,779.33); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 5 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

BE IT FURTHER RESOLVED, that the SADC will hold title to the easement; and

BE IT FURTHER RESOLVED, this final approval is conditioned upon ALE funding in an amount sufficient enough to cover the entire Elk Township and Upper Pittsgrove Township cost shares; or in absence of ALE funding, a resolution by both Townships, committing the funds needed to cover the total local cost share; and

BE IT FURTHER RESOLVED, should additional SADC grant funds be needed due to an increase in acreage or a reduction of the estimate ALE grant the SADC grant funding may be adjusted to utilize unencumbered Municipal PIG grant funding; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Townships for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C; and

BE IT FURTHER RESOLVED, that contracts and closing documents shall be prepared subject to review by the Office of the Attorney General, after the landowners have received clearance from the Department of Treasury; and

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

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

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/25/17
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

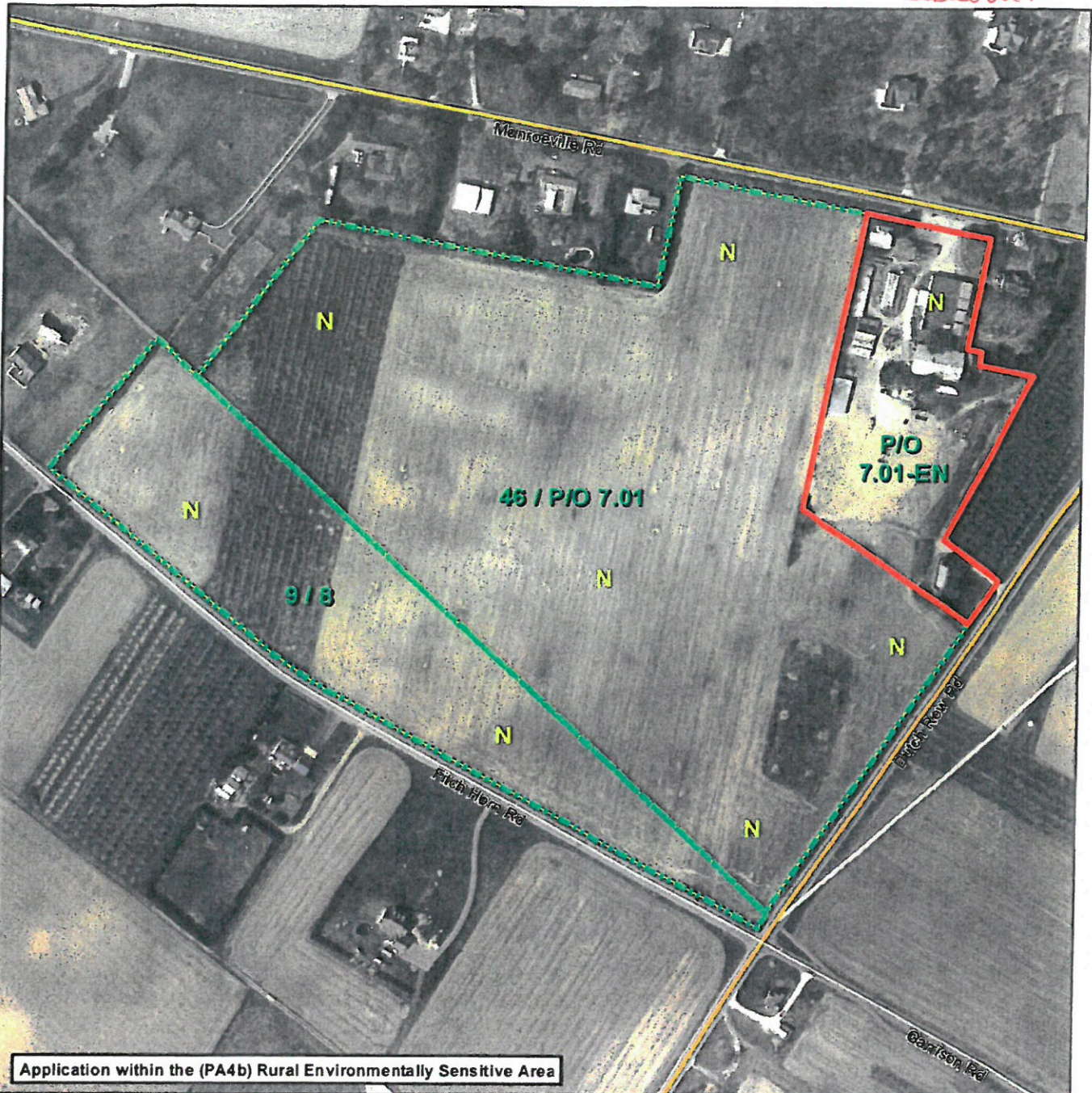
Douglas H. Fisher, Chairman	YES
Renee Jones (rep. NJDEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Tom Stanuikynas (rep. DCA Commissioner Richman)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis Germano, Esq.	ABSENT
Peter Johnson	YES
James Waltman	YES

S:\Planning Incentive Grant - 2007 rules Municipal\Gloucester\Elk\Foote, Michael & Carolyn\Foote_FA_ElkPIG_2017.05.10.docx

Wetlands

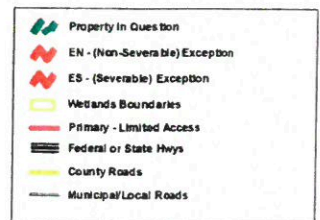
Schedule A

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Foots, Michael & Carolyn
Block 46 P/O Lot 7.01 (26.49 ac)
& P/O Lot 7.01-EN (non-severable exception – 5.0 ac) Elk Twp. Gloucester County
Block 9 Lot 8 (8.61 ac) Upper Pittsgrove Twp. Salem County
Gross Total – 40.11 ac



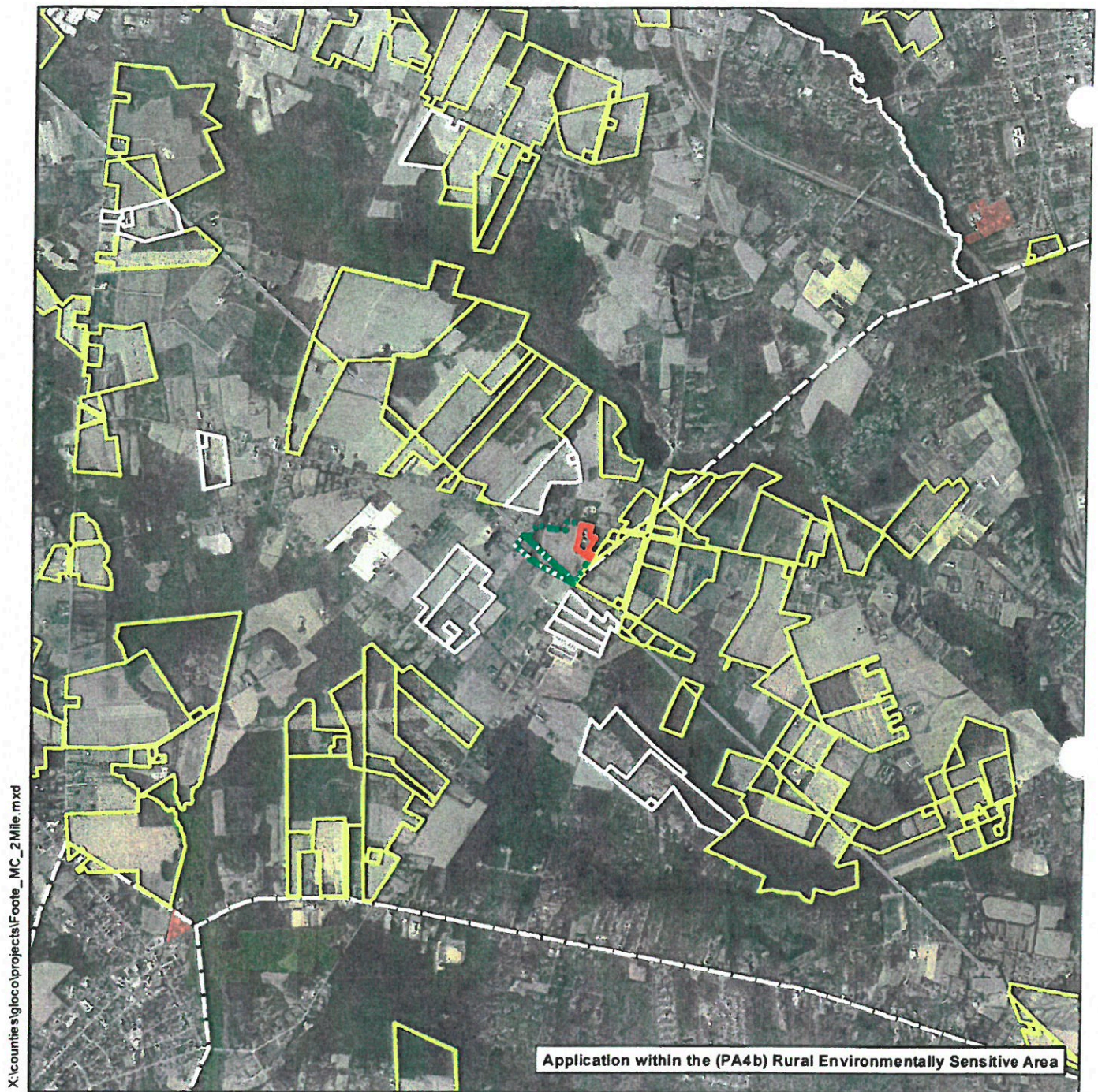
Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Total Wetlands
N - Non-Wetlands
W - Water

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Pinelands Commission PDC Data
NJ Highlands Council Data
NJOT/OGIS 2012 Digital Aerial Image

Date: 6/2/2016

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 definition 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.

Schedule H Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Foote, Michael & Carolyn
 Block 46 P/O Lot 7.01 (26.49 ac)
 & P/O Lot 7.01-EN (non-severable exception – 5.0 ac) Elk Twp. Gloucester County
 Block 9 Lot 8 (8.61 ac) Upper Pittsgrove Twp. Salem County
 Gross Total – 40.11 ac

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



- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Active Applications
- County Boundaries
- Municipal Boundaries
- Pinelands Development Credits
- Highlands Development Credits
- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned O/S & Recreation Easement

NOTE:

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

Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement L
 NJ Pinelands Commission PDC Data
 NJ Highlands Council Data
 NJ Office of GIS 2012 Digital Aerial Image

Date: 6/2/2016

SADC Municipal Pig Financial Status Schedule B

Upper Pittsgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC			Federal Grant		Grant		
							Cost Basis	Cost Share	Total	Federal Grant	SADC	Encumbered	PV	Expend
17-0086-PG	Kernan	75.305	75.305	4,200.00	2,920.00	69.52%	316,281.00	219,890.60				221,920.00	219,890.60	1,750,000.00
17-0097-PG	Newkirk	59.622	59.048	6,500.00	4,150.00	63.85%	383,812.00	245,049.20	191,906.00	53,143.20		245,049.20	191,906.00	1,530,109.40
17-0108-PG	Schmid	22.845	22.179	6,000.00	3,900.00	65.00%	133,074.00	86,498.10				86,498.10	86,498.10	1,338,203.40
17-0111-PG	Lewis	19.116	18.542	6,000.00	3,925.00	64.88%	112,179.10	72,777.35				72,777.35	72,777.35	1,251,705.30
17-0113-PG	Kramme	30.872	30.872	6,000.00	4,200.00	63.64%	203,755.20	129,662.40				129,662.40	129,662.40	1,178,927.95
17-0120-PG	Sottile	57.534	57.534	4,800.00	3,280.00	68.33%	276,163.20	188,711.52	166,648.80	79,396.92		188,711.52	109,314.60	1,049,265.55
17-0136-PG	Newkirk/Kernan ancilcost	90.620	85.250	5,300.00	3,550.00	66.98%	451,825.00	302,637.50				331,215.00	302,637.50	939,950.95
17-0137-PG	Jasper	81.000	81.000	5,800.00	3,800.00	65.52%	469,800.00	307,800.00	234,900.00	72,900.00		307,800.00	302,637.50	626,575.95
17-0156-PG	Bishop Bros	64.350	64.350	5,500.00	3,700.00	66.07%	360,350.00	238,095.00				227,798.45	238,095.00	318,775.95
17-0162-PG	Williams, Steven R. & Katherine E.	22.002	22.002	3,750.00	2,650.00	70.67%	82,507.50	58,305.30				58,300.00	58,305.30	80,680.95
08-0192-PG	Foole, Michael & Carolyn	8.6020	8.602	6,700.00	2,295.82	34.27%	57,633.40	19,748.64	41,325.52	2,626.93		19,748.69		22,375.65
														2,626.96
Totals Closed	8	377.916	370.732				1,959,597.00	1,303,531.97	358,554.80	132,540.12				
Totals Encumbered	3	153.952	153.952				887,793.40	565,643.84	276,226.52	75,526.93				
									Encumber/Expended FY09					
									Encumber/Expended FY11	84,170.85			4,100.00	750,000.00
									Encumber/Expended FY13	263,378.04			233,995.00	431,729.35
									Encumber/Expended FY17					2,626.96
									Total					2,626.96

SADC Municipal Pig Financial Status
Schedule B

Elk Township, Gloucester County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC			Federal Grant		Grant			
							Cost Basis	Cost Share	Total	Federal Grant	SADC	Encumbered	PV	Expended	Balance
08-0154-PG	Wright	37.7200	37.7200	6,500.00	4,150.00	63.85%	245,180.00	156,538.00				156,538.00	156,538.00	156,538.00	750,000.00
08-0145-PG	Havlicz	29.3800	29.3800	7,000.00	4,400.00	62.86%	205,660.00	129,272.00				129,272.00	129,272.00	129,272.00	593,462.00
08-0181-PG	DeClement & Hogan	19.1200	19.530	7,000.00	4,400.00	62.86%	129,710.00	81,532.00				81,532.00	81,532.00	81,532.00	464,190.00
08-0166-PG	Halg & Lucas	55.6100	55.610	7,000.00	4,400.00	62.86%	389,270.00	244,684.00				244,684.00	244,684.00	244,684.00	382,658.00
08-0192-PG	Foote, Michael & Carolyn	26.6980	26.698	6,700.00	3,944.64	58.88%	178,876.60	105,314.00	84,241.70	8,152.40		105,314.10		244,684.00	137,974.00
Totals Closed	4	168.5280	167.938				1,148,696.60	717,340.00							
Totals Encumbered	1	26.6980	26.6980				178,876.60	105,314.00	84,241.70	8,152.40		105,314.10		612,026.00	32,659.90
									Encumber/Expended FY08						
									Encumber/Expended FY11						
									Encumber/Expended FY13						
									Encumber/Expended FY17						
									Total						32,659.90

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Michael & Carolyn Foote
08- 0192-PG
PIG EP - Municipal 2007 Rule
35 Acres

Block 46	Lot 7.01	Elk Twp.	Gloucester County
Block 9	Lot 8	Upper Pittsgrove Twp.	Salem County

SOILS:	Prime	27% *	.15	=	4.05
	Statewide	73% *	.1	=	7.30
					SOIL SCORE: 11.35
TILLABLE SOILS:	Cropland Harvested	99% *	.15	=	14.85
	Other	1% *	0	=	.00
					TILLABLE SOILS SCORE: 14.85
FARM USE:	Soybeans-Cash Grain	30 acres			
	Deciduous Tree Fruit	5 acres			apples

the SADC certified a value of \$6,700.00 per acre for the development easement. The Township is contracted to purchase the easement for per acre. The SADC approves a purchase price of the development easement of per acre for an estimated

The SADC % cost share pursuant to N.J.A.C. 2:76-6.11 is per acre for an estimate of County % cost share is per acre for an estimate of

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 single family residence and future flex.
 - Exception is not to be severed from Premises
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2017R5(6)

PRELIMINARY REVIEW AND APPROVAL

**For the
NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS
2018 FY FUNDING ROUND**

May 25, 2017

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

WHEREAS, the SADC provided notice of available grants as published in the New Jersey Register on January 3, 2017 in a total amount to be determined by the SADC and an application deadline of April 3, 2017 for the FY2018 Nonprofit Grant Round; and

WHEREAS, four nonprofit organizations submitted 6 applications for easement purchase located in four counties, totaling approximately 273 acres (Schedule A); and

WHEREAS, all 6 applications are greater or equal to 70% of the County average quality score as determined on July 28, 2016; and

WHEREAS, all 6 applications pending meet the minimum eligibility criteria set forth in N.J.A.C. 6.20; and

WHEREAS, as per N.J.A.C. 2:76-13.3 the total nonprofit cost submitted is \$3,475,804 based on estimated easement values and ancillary costs; and

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

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

- \$ 212,500 to New Jersey Conservation Foundation
- \$ 961,500 to Monmouth Conservation Foundation
- \$ 251,902 to The Land Conservancy of New Jersey
- \$ 312,000 to D & R Greenway Land Trust
- \$ 1,737,902

NOW THEREFORE BE IT FURTHER RESOLVED, that the SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A; and

BE IT FURTHER RESOLVED, that this approval is subject to N.J.A.C. 2:76- 12, 13, 14, 15, and

16 and all other rules and regulations as established by the SADC; and

BE IT FURTHER RESOLVED, the SADC's approval is conditioned upon subsequent SADC recommendation that \$1,737,902 be appropriated to the FY2018 Nonprofit Round, subsequent Legislative appropriation of funds and funding availability as determined by the State Treasurer; and

BE IT FURTHER RESOLVED, any funds that are not expended within two years of the date of the grant appropriation are subject to reappropriation and may no longer be available to the nonprofit; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

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

5/25/17

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Renee Jones (rep. NJDEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Tom Stanuikynas (rep. DCA Commissioner Richman)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis Germano, Esq.	ABSENT
Peter Johnson	YES
James Waltman	YES

S:\NONPROFITS\2018 Round\preliminary approval.doc

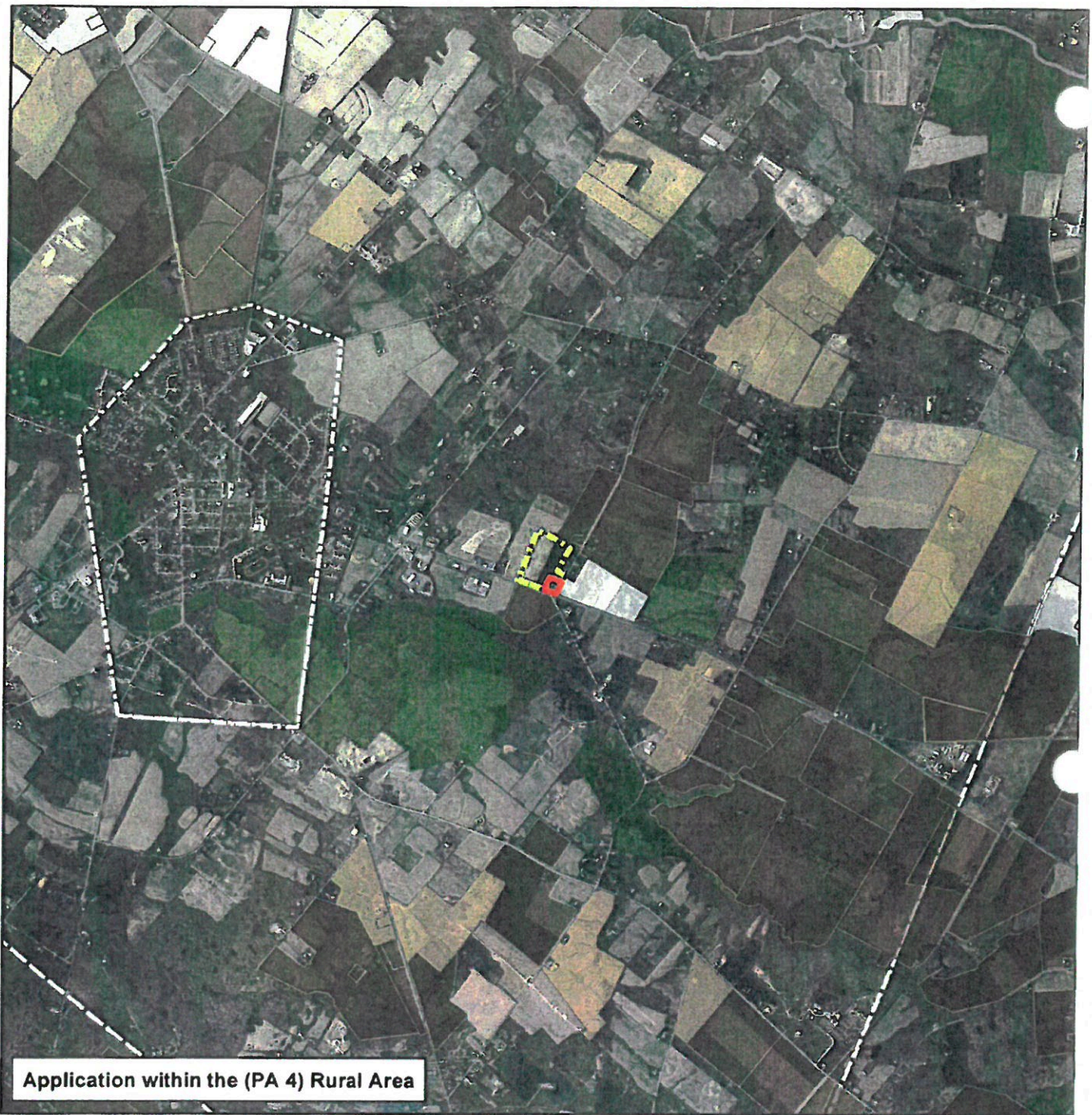
Non-Profit Program
FY18 Appropriation

Schedule A

	Organization Name/Farm Name	Score	Min. Elig. Criteria Met?	Acq. Type	County	Municipality	Block	Lot	Net Acres	Nonprofit Total Estimated Cost	Proposed SADC 50% Grant Amount	Project manager
17-0053-NP	New Jersey Conservation Foundation	70.03	yes	EP	Salem	Pilesgrove	40	20	21	\$216,000	\$108,000	Katie
06-0009-NP	Wentzell, Kenneth S.	60.92	yes	EP	Cumberland	Fairfield	27	3	29	\$209,000	\$104,500	Katie
	NJCF TOTAL									\$425,000	\$212,500	
	Monmouth Conservation Foundation											
13-0016-NP	DeGroot, Robin et als	64.05	yes	EP	Monmouth	Colts Neck	7.3	4	47	\$1,923,000	\$961,500	Dan
	MCF TOTAL									\$1,923,000	\$961,500	
	The Land Conservancy of New Jersey	60.2	yes	EP	Warren	Harmony	45	26	65	\$284,900	\$142,450	Stefanie
21-0037-NP	Santini, Robert & Sharon (Heres)	54.87	yes	EP	Warren	White	18	16	36	\$218,904	\$109,452	Stefanie
21-0038-NP	Hensler, Alfred											
	TLCNJ TOTAL									\$503,804	\$251,902	
	D&R Greenway Land Trust											
17-0052-NP	Manno, Salvatore J. & Annette R	65.39	yes	EP	Salem	Quinton	13	3	104	\$624,000	\$312,000	Katie
	D&R TOTAL									\$624,000	\$312,000	
	total applications = 6								273	\$3,475,804	\$1,737,902	

Preserved Farms and Active Applications Within Two Miles

X:\counties\salco\projects\Wentzell_Kenneth_S_2mile.mxd



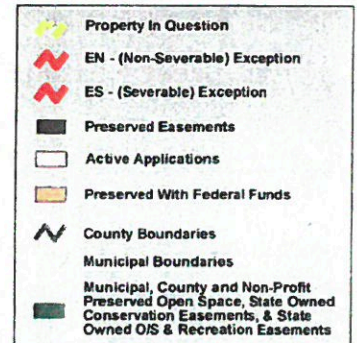
Application within the (PA 4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Wentzell, Kenneth S
Block 40 Lots P/O 20 (21.0 ac) &
P/O 20-EN (non-severable exception - 2.0 ac)
Gross Total = 23.0 ac
Pilesgrove Twp., Salem County

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

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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/IGIS 2015 Digital Aerial Image

April 17, 2017

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2017R5(7)

**Approval of Deer Fencing Grants
Farmland Stewardship Program
FY 2017 Round**

May 25, 2017

WHEREAS, the Committee is authorized under the Preserve New Jersey Act, P.L. 2016, c.12 to implement stewardship activities; and

WHEREAS, the Preserve New Jersey Act defines a stewardship activity as an activity, which is beyond routine operation and maintenance, undertaken by the landowner, or a farmer operator as an agent of the landowner, to repair, restore, or improve lands preserved for farmland preservation purposes, including but not limited to soil and water conservation projects approved pursuant to section 17 of P.L. 1983, C. 32 (C.4:1C-24).; and

WHEREAS, the Committee determined installing deer fencing on a preserved farm is beyond routine operation and maintenance and improves lands preserved for farmland preservation purposes and qualifies as a stewardship activity; and

WHEREAS, the Committee determined the Farmland Stewardship Rules promulgated at N.J.A.C. 2:76-20.1 et seq. allow for landowners enrolled in a farmland preservation program to apply for deer fencing cost-share grants; and

WHEREAS, on January 26, 2017, the State Agriculture Development Committee ("SADC") approved P-53, Farmland Stewardship Deer Fencing Policy, to clarify the rules at N.J.A.C. 2:76-20.1 et seq.; and

WHEREAS, N.J.A.C. 2:76-20.1 et seq. establishes that the grant amount available to established farmers will be up to 50% of the verified reasonable costs of materials and installation on a reimbursement basis; and

WHEREAS, N.J.A.C. 2:76-20.1 et seq. also establishes that the grants will be based on common deed ownership and shall not exceed \$200.00 per acre or a total grant amount of \$20,000, whichever is less; and

WHEREAS, the SADC announced an application period for the FY2017 Farmland Stewardship Deer Fencing Grant Program with a deadline of March 23, 2017; and

WHEREAS, the SADC allocated a minimum of \$500,000 to award grants to eligible applicants for deer fencing in its FY2017 Appropriations request submitted to, and approved by, the Garden State Preservation Trust; and

WHEREAS, by the March 23rd deadline, SADC received 46 applications for funding; and

WHEREAS, 32 of 46 applications were deemed eligible for the program; and

WHEREAS, A total of \$456,122 is necessary to fund all eligible applicants; and

WHEREAS, P-53 requires the following for an approved applicant to receive reimbursement for the project:

- a. An established farmer must complete a Committee-approved deer fencing installation training prior to installing the fence.
- b. The fencing must be installed in accordance with minimum design specifications attached thereto.
- c. The fencing must be installed in compliance with the time period set forth in N.J.A.C. 2:76-20.18, namely, the implementation project shall commence within six months of approval by the Committee and be completed within three years of said approval.
- d. All approved projects shall be implemented and maintained at all times in conformance with the restrictions set forth in the Deed of Easement and for a lifespan of at least 10 years.
- e. An established farmer must have an approved conservation plan for the area to be fenced.
- f. Upon completion of the project, the farmer shall request payment on a form authorized by the Committee; and

NOW THEREFORE BE IT RESOLVED that the SADC grants approval to the 32 eligible applicants for the grant amounts listed in Attachment A, for a total program award not to exceed \$456,122.

BE IT FURTHER RESOLVED, grant awards shall not exceed 50% of the verified, reasonable cost of materials and installation as determined pursuant to N.J.A.C. 2:76-20.1 et seq.; and

BE IT FURTHER RESOLVED, the applicants are responsible for meeting all the requirements in P-53 in order to be awarded funding; and

BE IT FURTHER RESOLVED, the applicants are responsible for maintaining compliance with all Federal, State, and Local laws when installing deer fencing; and

BE IT FURTHER RESOLVED, the cost-share of installed fencing not retained for the requisite 10-year lifespan will be recaptured on a pro-rated basis, rounded to the closest month, determined through annual monitoring visits to the Premises; and

BE IT FURTHER RESOLVED, deer fencing grant awards from SADC are subject to appropriation and availability through the Treasurer, State of New Jersey; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.



5/25/17

Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Renee Jones (rep. NJDEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Tom Stanuikynas (rep. DCA Commissioner Richman)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis Germano, Esq.	ABSENT
Peter Johnson	RECUSED
James Waltman	YES

Attachment A: Applications Recommended for Funding In Rank Order

Alan and Carol Grossman		Mail Log Number		166	
Wemple Farm		Primary SADC ID Number		13-0082-DE	
		Crop Types		Nursery and Flowers	
Cost Share Funds	Proposed Acres to Fence	Proposed Linear Feet Fence	Ranking Score	ELIGIBLE	
\$20,000.00	78	6850	75	☒	

Jessica Niederer		Mail Log Number		190	
Chickadee Creek Farm		Primary SADC ID Number		11-0035-EP	
		Crop Types		Vegetables, Fruit	
Cost Share Funds	Proposed Acres to Fence	Proposed Linear Feet Fence	Ranking Score	ELIGIBLE	
\$16,180.00	44	5750	70	☒	

Robert G Michisk		Mail Log Number		196	
Michisk Farms		Primary SADC ID Number		10-0066-ep	
		Crop Types		Vegetables	
Cost Share Funds	Proposed Acres to Fence	Proposed Linear Feet Fence	Ranking Score	ELIGIBLE	
\$20,000.00	33.1	5075	70	☒	

Scott Morgan		Mail Log Number		224	
Morganics Family Farm		Primary SADC ID Number		18-0182-pg	
		Crop Types		Grains, Orchard, Vegetables	
Cost Share Funds	Proposed Acres to Fence	Proposed Linear Feet Fence	Ranking Score	ELIGIBLE	
\$8,219.00	36	5700	70	☒	

Melick Clinton LLC	Mail Log Number	269		
Melick's Town Farm, Inc	Primary SADC ID Number	10-0078-fs		
	Crop Types	Vegetables, Row Crops		
Cost Share Funds \$20,000.00	Proposed Acres to Fence 125	Proposed Linear Feet Fence 11000	Ranking Score 70	ELIGIBLE ☒
Jim Giamarese	Mail Log Number	195		
Giamarese Farm	Primary SADC ID Number	12-0042-EP		
	Crop Types	Orchard, Nursery, Vegetables		
Cost Share Funds \$6,902.00	Proposed Acres to Fence 32.5	Proposed Linear Feet Fence 4000	Ranking Score 65	ELIGIBLE ☒
Kurt Alstede	Mail Log Number	254		
Alstede Farms LLC	Primary SADC ID Number	14-0115-ep		
	Crop Types	Vegetables, Orchard, Pasture		
Cost Share Funds \$20,000.00	Proposed Acres to Fence 68	Proposed Linear Feet Fence 5800	Ranking Score 65	ELIGIBLE ☒
Peter H Bast	Mail Log Number	217		
Beemerville Orchard	Primary SADC ID Number	19-0006-EP		
	Crop Types	Orchard, Hay		
Cost Share Funds \$17,794.00	Proposed Acres to Fence 30	Proposed Linear Feet Fence 4500	Ranking Score 60	ELIGIBLE ☒
Chet Halka Jr	Mail Log Number	219		
Halka Nurseries Inc	Primary SADC ID Number	06-0038-ep		
	Crop Types	Nursery		
Cost Share Funds \$20,000.00	Proposed Acres to Fence 100	Proposed Linear Feet Fence 8500	Ranking Score 60	ELIGIBLE ☒

Robert C Von Thun Jr		Mail Log Number		241	
Von Thun Farms		Primary SADC ID Number		21-0045-FS	
		Crop Types		Vegetables, Orchard	
Cost Share Funds \$20,000.00	Proposed Acres to Fence 30	Proposed Linear Feet Fence 7100	Ranking Score 60	ELIGIBLE ☒	

Roger E Kissling II		Mail Log Number		247	
Humble Farm LLC		Primary SADC ID Number		21-0011-pg	
		Crop Types		Orchard	
Cost Share Funds \$3,618.00	Proposed Acres to Fence 13.09	Proposed Linear Feet Fence 1250	Ranking Score 60	ELIGIBLE ☒	

James R Parks		Mail Log Number		275	
Parks Farms LLC		Primary SADC ID Number		21- 0430-PG	
		Crop Types		Orchard	
Cost Share Funds \$8,687.00	Proposed Acres to Fence 23	Proposed Linear Feet Fence 8000	Ranking Score 60	ELIGIBLE ☒	

Jason DeGise		Mail Log Number		116	
Demarest Farm and Orchard		Primary SADC ID Number		02-0003-ep	
		Crop Types		Vegetables, Fruit	
Cost Share Funds \$5,497.00	Proposed Acres to Fence 11.57	Proposed Linear Feet Fence 3400	Ranking Score 55	ELIGIBLE ☒	

Carey and Peter Brittain		Mail Log Number		145	
Coast Nursery, LLC.		Primary SADC ID Number		11-0048-EP	
		Crop Types		Nursery	
Cost Share Funds \$9,950.00	Proposed Acres to Fence 10.3	Proposed Linear Feet Fence 3202	Ranking Score 55	ELIGIBLE ☒	

Down to Earth Farms, LLC.

Mail Log Number

149

Ocean Wholesale Nursery

Primary SADC ID Number 13-0076-DE

Crop Types

Nursery

Cost Share Funds

\$20,000.00

Proposed Acres to Fence

35

Proposed Linear Feet Fence

5000

Ranking Score

55

ELIGIBLE



James O Wikoff

Mail Log Number

197

C&J Farms LLC

Primary SADC ID Number 13-0160-ep

Crop Types

Vegetables, Row Crops

Cost Share Funds

\$20,000.00

Proposed Acres to Fence

60

Proposed Linear Feet Fence

9500

Ranking Score

55

ELIGIBLE



Thomas and Christine Gerber

Mail Log Number

213

Quoexin Cranberry Farm

Primary SADC ID Number 03-0008-PN

Crop Types

Cranberries

Cost Share Funds

\$20,000.00

Proposed Acres to Fence

10

Proposed Linear Feet Fence

2640

Ranking Score

55

ELIGIBLE



Jeffrey Whalen

Mail Log Number

249

Whalen Farms LLC

Primary SADC ID Number 03-0394-PG and

Crop Types

Cranberries

Cost Share Funds

\$20,000.00

Proposed Acres to Fence

179

Proposed Linear Feet Fence

10260

Ranking Score

55

ELIGIBLE



Ed Kielblock

Mail Log Number

257

Hillview Farms

Primary SADC ID Number 14-0102-ep

Crop Types

Vegetables

Cost Share Funds

\$10,752.00

Proposed Acres to Fence

10

Proposed Linear Feet Fence

3000

Ranking Score

55

ELIGIBLE



Alan Richardi	Mail Log Number	273		
Schooley's Mt Farm	Primary SADC ID Number	14-0097-pg		
	Crop Types	Vegetables, Row Crops		
Cost Share Funds \$7,468.00	Proposed Acres to Fence 4.5	Proposed Linear Feet Fence 2000	Ranking Score 55	ELIGIBLE ☒
Margaret Noon	Mail Log Number	115		
School Lunch Organic Farm	Primary SADC ID Number	14-0132-ep		
	Crop Types	Vegetables, Fruit		
Cost Share Funds \$12,442.00	Proposed Acres to Fence 14.5	Proposed Linear Feet Fence 3176	Ranking Score 45	ELIGIBLE ☒
Fred and Harold Rienau	Mail Log Number	194		
Dogwood Hollow Farm	Primary SADC ID Number	14-0047-EP		
	Crop Types	Vegetables, Fruit		
Cost Share Funds \$5,877.00	Proposed Acres to Fence 30	Proposed Linear Feet Fence 4700	Ranking Score 45	ELIGIBLE ☒
Pete Johnson	Mail Log Number	204		
Johnson's Locust Hall Farm	Primary SADC ID Number	03-0283-ep		
	Crop Types	Nursery and Vegetables		
Cost Share Funds \$20,000.00	Proposed Acres to Fence 20	Proposed Linear Feet Fence 4700	Ranking Score 45	ELIGIBLE ☒
Garden State Nursery LLC	Mail Log Number	234		
Garden State Nursery	Primary SADC ID Number	11-0024-EP		
	Crop Types	Nursery		
Cost Share Funds \$20,000.00	Proposed Acres to Fence 268	Proposed Linear Feet Fence 12000	Ranking Score 45	ELIGIBLE ☒

Chong Il Kim

Mail Log Number

242

Canaan Orchard

Primary SADC ID Number 03-0201-EP

Crop Types

Vegetables, Orchard

Cost Share Funds
\$20,000.00

Proposed Acres to Fence

250

Proposed Linear Feet Fence

13200

Ranking Score

45

ELIGIBLE



Randal Peck

Mail Log Number

263

Peck Farms

Primary SADC ID Number 11-0025-fs

Crop Types

Vegetables, Orchard

Cost Share Funds
\$13,611.00

Proposed Acres to Fence

71

Proposed Linear Feet Fence

45

Ranking Score

ELIGIBLE



Frederick Backer

Mail Log Number

264

Backer Farm

Primary SADC ID Number 14- 0070-EP

Crop Types

Vegetables, Hay, Row Crops

Cost Share Funds
\$7,496.00

Proposed Acres to Fence

15

Proposed Linear Feet Fence

3373

Ranking Score

45

ELIGIBLE



John Krueger

Mail Log Number

272

Circle Brook Farm

Primary SADC ID Number 19-0001-ep

Crop Types

Vegetables, Orchard

Cost Share Funds
\$13,199.00

Proposed Acres to Fence

40

Proposed Linear Feet Fence

5800

Ranking Score

45

ELIGIBLE



Cynthia Nienart

Mail Log Number

203

Hidden Hills Farm

Primary SADC ID Number 18-0018-EP

Crop Types

Hay and Pasture - Considering CSA

Cost Share Funds
\$7,573.00

Proposed Acres to Fence

38

Proposed Linear Feet Fence

5000

Ranking Score

35

ELIGIBLE



John Blackburn	Mail Log Number	236
Sugar Loaf Hill Farm	Primary SADC ID Number	13-0092-EP
	Crop Types	Flowers, Christmas Trees, Vegetables

Cost Share Funds \$17,114.00	Proposed Acres to Fence 30.62	Proposed Linear Feet Fence 9712	Ranking Score 35	ELIGIBLE ☒
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Timothy Haines	Mail Log Number	258
Haines Berry Farm	Primary SADC ID Number	03-0372-PG
	Crop Types	Fruit

Cost Share Funds \$20,000.00	Proposed Acres to Fence 46	Proposed Linear Feet Fence 7100	Ranking Score 35	ELIGIBLE ☒
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Arthur R Brown Jr	Mail Log Number	260
B&B Farms	Primary SADC ID Number	01-0014-de
	Crop Types	Vegetables, Orchard

Cost Share Funds \$3,743.00	Proposed Acres to Fence 20	Proposed Linear Feet Fence 2100	Ranking Score 35	ELIGIBLE ☒
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Total Eligible Apps	Total Requested Cost Share Funds	Total Fenced Acres Proposed	Total Linear Feet Proposed
32	\$456,122.00	1,776	183,388