

STATE AGRICULTURE DEVELOPMENT COMMITTEE

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

REGULAR MEETING

September 27, 2012

Vice Chairman Danser called the meeting to order at 9:10 a.m. 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

Douglas Fisher, Chairperson (Arrived at 9:23 a.m. Left meeting at 1:53 p.m.)
Monique Purcell, Acting Chairperson (Arrived at 1:53 p.m.)
Renee Jones (rep. DEP Commissioner Martin) (Arrived at 9:15 a.m.)
Brian Schilling (rep. Executive Dean Goodman)
James Requa (rep. DCA Commissioner Constable)
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)
Denis Germano (Arrived at 9:15 a.m.)
Torrey Reade (Arrived at 9:27 a.m.)
Peter Johnson
Jane R. Brodnecker
Alan A. Danser
James Waltman (arrived at 1:15 p.m.)

Members Absent

None

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

Others present as recorded on the attendance sheet: Heidi Winzinger, Brian Smith, Timothy Brill, Paul Burns, Ed Ireland, Dan Knox, Charles Roohr, Judy Andrejko, Hope Gruzlovic, Bryan Lofberg, Cindy Roberts, Jessica Uttal, Patricia Riccitello and Sandy Giambrone, SADC staff; Kerstin Sundstrom, Governor's Authorities Unit; Barbara Ernst, Cape May CADB; Nicki Goger, New Jersey Farm Bureau; Dan Pace, Mercer County Agriculture Development Board; Laurie

Sobel, Middlesex County Agriculture Development Board; Jennifer Gonzalez, Passaic County Agriculture Development Board; Donna Traylor, Sussex County Agriculture Development Board; Amanda Brockwell, Monmouth County Agriculture Development Board; Katherine Coyle and Tina Boyer, Morris County Agriculture Development Board; Ryan Allen, Ocean County Development Board; Tracy Carluccio, Delaware Riverkeeper Network; Kevin Dugan, general public, Sussex County and Glorianne Robbi, East Amwell Township Farmland and Open Space Committee, Hunterdon County.

Minutes

A. SADC Regular Meeting of July 26, 2012 (Open and Closed Session)

It was moved by Mr. Requa and seconded by Ms. Brodhecker to approve the open session minutes and the closed session minutes of the SADC regular meeting of July 26, 2012. The motion was approved. (Mr. Germano and Ms. Reade were absent for the vote.)

REPORT OF THE CHAIRPERSON

Deferred until Chairman Fisher arrives.

Chairman Fisher arrived at 9:23 a.m. and provided the following report.

- Lieutenant Governor Guadagno has been touring agriculture around the state at the suggestion of the Department of Agriculture. She became a real disciple for agriculture and has been talking about the tour in interviews with various publications.
- Chairman Fisher welcomed Mr. Johnson to the SADC. He stated that Mr. Johnson runs a wonderful operation in Burlington County and has a great wealth of experience to bring to the SADC from both the farming side and his interest in farmland preservation over the years.
- Chairman Fisher stated there are two new members of the State Board of Agriculture – Marilyn Russo and Martin Bullock who have begun their positions on that Board. He stated he is delighted to have people step up and serve the agricultural interests of this state.
- Chairman Fisher noted the cake in honor of the 200,000-acre farmland preservation milestone reached on September 11, 2012. He stated that it is a huge milestone for the program and a tribute to everyone on the SADC, our private and public partners, and the voters throughout the state who

consistently approve the bond measures, that we were able to accomplish this.

- Chairman Fisher noted release of the second half of the 2009 bond money released, which is the last remaining State funding available for farmland preservation at this time. We know that it will take a lot more money to be able to complete our mission, which is preserving a sufficient land base of about 550,000 acres so that we know agriculture will be there for future generations.

REPORT OF THE EXECUTIVE DIRECTOR

Ms. Payne discussed the following with the Committee:

- SADC's 200,000th Acre Preserved Event

Ms. Payne offered everyone a piece of cake in celebration of the 200,000-acre milestone. She noted that the SADC passed the 100,000 acre threshold in 2002, almost exactly 10 years prior. She stated there will be a formal announcement on Tuesday, October 9th at 1:00 p.m. at a farm in Upper Pittsgrove Township, Salem County. Everyone has been invited, including all of the SADC members over the past 10 years, county and local partners, the agricultural community and the nonprofit community. She noted that this is a significant achievement from a national perspective as well. She examined American Farmland Trust figures to determine where New Jersey stands in its farmland protection efforts compared to the rest of the country, and found it quite striking. In terms of the agricultural land base, New Jersey has preserved about 26 percent of its farmland base; Delaware is the next closest at 9%. The SADC is very sensitive and aware of the fact that the policies and regulations that dictate what can and cannot happen on preserved farmland will have a profound impact on the agricultural industry – and more so in the future as the percentage of preserved farmland continues to increase. New Jersey has spent more public funds on farmland retention than any other country in the nation. The level of commitment here at the municipal, county, and state level is unmatched by any other state in the nation. That is in part a reflection of how expensive our farms are. New Jersey and Massachusetts are almost neck and neck in terms of average easement value, which is a little over \$11,000 per acre.

New Jersey ranks 2nd nationally in the number of farms that have been preserved, i.e., in terms of number of preservation transactions. It takes a lot of farms, over 2,000, to reach 200,000 acres. New Jersey is second only to Pennsylvania in the number of farms that have been preserved. New Jersey is 3rd in the nation in the total number of acres protected for farmland, after Pennsylvania and Maryland.

These figures apply just to farmland preservation; Colorado has a program that is somewhat blended. This is really an extraordinary achievement and Ms. Payne thanked everyone involved for all their efforts to achieve this milestone.

- New SADC Farmer Member

Ms. Payne introduced Mr. Johnson to the Committee. Mr. Johnson is the new farmer member of the SADC, filling the vacancy left by Dr. Dey. He is from Medford Township, Burlington County.

Mr. Johnson stated he was thrilled to be a part of the SADC. He stated he has 15 plus years on the County board in Burlington County and half as many with the County Agriculture Development Board. He stated that he is a direct marketer, and he and his brother own and operate Johnson's Corner Farm in Medford. The farm was preserved in 2002 and they farm 115 acres of fruits and vegetables. They direct market all of that through their farm market or their pick-your-own operation. They have been doing agritourism since before it had a name and it is a huge part of their operation, so he looks forward to having some positive input regarding that.

- Princeton Nurseries

Ms. Payne stated that the Princeton Nurseries transaction has closed, which was a huge accomplishment for both the Farmland Preservation Program and Green Acres Program. It was a 1,900-acre transaction, with about 850 acres preserved under the Farmland Preservation Program and about 1,050 acres preserved for wildlife habitat and parks and recreation. Many partners made this a reality in addition to the State agencies. Mercer, Monmouth and Burlington Counties, Upper Freehold Township and North Hanover Township were all financial partners, and Monmouth County Conservation Foundation also played a role. Mr. Knox stated that the closing actually took two days to complete. They met one day for 10 to 11 hours to go through all the documents for a pre-closing and then met the next day to actually do the closing, which took an additional 6 to 8 hours. Ms. Jones stated she thought there were 98 deeds that were recorded. She thanked Mr. Knox and Ms. Winzinger and the entire acquisition staff for making it happen.

- Quaker Valley Farms (denHollander) Decision

Ms. Payne stated that the SADC's request for summary judgment on the motion regarding Quaker Valley Farms (QVF) was approved by the Court. The Court issued summary judgment in favor of the SADC, finding that QVF had destroyed at least 14 acres of prime soil and in doing so violated the deed of easement.

There was immediate reaction from the agriculture community regarding whether this meant that hoop houses cannot be erected on a preserved farm. Clearly that is not what this means and within two days an advisory was sent out to the agricultural community to clarify that. This court case was about physical destruction of soils and it is confined to that. The case is now in the remedy phase. Staff will discuss this further in closed session. This is a big accomplishment for the program to win that case so decidedly.

- On-Farm Direct Marketing AMP

Ms. Payne stated that the On-Farm Direct Marketing AMP has been redrafted based on the many comments the SADC received and sent back to the working group. The working group will meet on October 4th to review it.

- Solar Rule

Ms. Payne stated that the solar rule that the Committee approved at its last meeting was published in the NJ Register on September 17th. The 60-day comment period expires November 16th. These are the rules that will guide the development of solar facilities on preserved farmland.

COMMUNICATIONS

Ms. Payne reminded the Committee to take home the various articles provided in the meeting binders. She indicated that there was correspondence received regarding the outstanding job that SADC Northern Acquisition Coordinator Stefanie Miller did regarding the Race Farms closing in Blairstown Township. Also included in the packet is a letter from Secretary Fisher to Nick Cassetta. Mr. Cassetta was the Administrator of the Atlantic County Agriculture Development Board. He retired after 38 years of service and will be missed. Ms. Payne also referred the Committee to the SADC Staff Contacts by Topic Area listing, showing the various functional sections of the SADC and the staff responsible for those areas. Also provided was the SADC Organizational Chart for the Committee's reference.

PUBLIC COMMENT

Tracy Carluccio, Deputy Director of the Delaware Riverkeepers Network, addressed the Committee regarding the Quaker Valley Farms (denHollander) decision and related issues. She provided the Committee with copies of a letter that they are submitting today. She thanked the SADC for its diligent work and

the State of New Jersey for its excellent prosecution of this matter. She stated that it was a matter of public importance for the taxpayer that the State stood up for the monies that have been invested in those soils and also for the future of farmland. It sets a really important precedent. She is here today representing the Delaware Riverkeepers Network because they understand there is remedial action that is yet to be taken. There was in the ruling a statement that a conference would happen and they understand that perhaps that conference did happen. They want to have some sort of public process if the SADC could work that out for input from the public in terms of not only their opinions but concerns that have arisen on the public level and also any technical assistance that can be provided. She has a few suggestions and she has sent an email already regarding that to Ms. Payne, and those suggestions are also attached at the end of the letter she is providing to the Committee today.

Ms. Carluccio stated that she came today to emphasize that they think QVF should be required to do everything and anything possible to make the public and that farmland whole. There needs to be real restitution made, not a half-way measure, and that will take time and a lot of expertise. They are advocating for a full, as much as possible, renovation of that property. The prime soils were rated so high, 28.21 out of 30 possible points. So, there is a loss there of very important soils. It made that farm very valuable to the State and the public. She quoted the Rutgers School of Environmental and Biological Sciences as saying "the characteristics of the land that made it ideal for farming have been stripped away. These qualities took 20,000 years to naturally form through geologic events and now require remediation to return the land to its prior state." She felt that was a very important statement that it needs to be brought back to where it was, not just think about how to have Mr. denHollander take some measures.

Ms. Carluccio stated that over the years they have submitted many letters and documents for the record with the SADC about QVF and Garden State Growers and the very important reports that have been done by Rutgers and put on the record and used by the court. However, the public, as evidenced by over 80 organizations and individuals that signed a letter that was submitted to the SADC in 2008, were also very interested. That is why we are advocating for some public process and sunlight on this process.

Ms. Carluccio stated that she is also putting on the record today a couple of aerial photographs that have been taken of the soil destruction on the property, which shows that the entire field (she marked it with a red circle on the photo) was denuded and excavated. Also from 2008, she attached a photo of an earth-moving machine working on the 20-acre property and also a compaction machine. The compaction machine is compacting the soil under where the hoop houses were going. They feel in order to work out a fair remedy you have to have a really

good picture of what was lost. It is important to know that the entire field, even the areas underneath the partially completed structures, were compacted and soil was excavated from those areas. They feel this argues for the renovation of the entire parcel and the removal of all structures on the property. She stated that one of the reports from Rutgers states that the compaction of soil by doing away with the pores in the soil causes long-term damage and is contrary to the concept of agricultural sustainability. Also in that report it says that this kind of soil destruction cannot be tolerated on preserved farmland and is the antithesis of environmental stewardship and agricultural sustainability.

Ms. Carluccio stated she also attached, related to this compaction of soil, a memo from Chris Smith that was submitted to the SADC a few years back by Mr. John Peterson, who served on the Hunterdon CADB. That memo explains that deliberate soil compaction eliminates the pore-based soil functions and it permanently alters the soil's ability to function as nature designed. However, he points out that there are very special techniques to be used, that are called reconstitution of order, to retain what is left there and bring back properties of the soils to improved function. They really support these concepts of restoring the soil, removing the structures and looking at important features of the soils to be used as the plan for how to renovate is put into place. In their memo they call for long-term monitoring and maintenance, and Mr. Smith in his memo makes it very clear as to why that is so important. It will require a long-term project. They also want to put on the record that Mr. denHollander has escaped what they feel is equitable penalty. In the past NJDEP when they found him violating environmental laws only gave him a slap on the wrist. She stated that she has put information about that in the letter to the Committee but basically he only got a \$32,000 fine, when the law would have allowed more than \$2 million for the destruction of environmental features on Garden State Growers property. She stated that they don't expect that the SADC would do anything like that. This is certainly a more robust analysis that will be done because you actually want to remedy and restore those soils but they really do not want to see that kind of thing repeated. The ongoing problems on this property are to the point now that even last month reports were made to the NJDEP based on air pollution and run-off problems. We feel that these ongoing problems there show that we really need to have a lot of oversight because we do not have a lot of faith in Mr. denHollander to carry it out on his own. We, as an organization, are concerned about what has happened to the aquifer and the community there as they suffer day in and day out with these ongoing activities. Their major concern is the proximity to the Lockatone Creek, which actually has some springs right on the property and is right next to and flows from that land, is a Category 1 stream and has very special features. It also provides drinking water downstream on to the Delaware River to 2.9 million people and 500,000 people through the D&R Canal who drink the water that is partially contributed by the Lockatone Creek. These issues should

also be considered in terms of impact. She stated that they also point out that the destruction of farmland adjacent to a stream has impacts on the base flow of the stream; it reduces healthy base flow and increases storm water runoff and flooding and causes problems in terms of ecosystem viability. They would like the SADC to also consider those impacts when considering the importance of a comprehensive restoration program.

Chairman Fisher arrived at this point in time and presided over the meeting.

NEW BUSINESS

A. Eight Year Farmland Preservation Program – Renewals, Terminations and Withdrawals

Ms. Payne referred the Committee to the Eight Year Program Summary Report showing two terminations of eight year programs -- the Fusco Farm in Upper Freehold Township, Monmouth County, and the Infante Farm in Millstone Township, Monmouth County. There were no renewals or withdrawals of eight year programs. The summary is for informational purposes and no Committee action was needed.

B. Resolution for Final Approval: FY2009 Planning Incentive Grant (PIG) Program

- 1. Final Approval of a Municipal PIG Program and Plan**
 - a. Franklin Township, Hunterdon County

Mr. Brill referred the Committee to Resolution FY2013R9(1) for a request by Franklin Township, Hunterdon County, for final approval of its Planning Incentive Grant application, including the comprehensive farmland preservation plan and project area summary. He reviewed the specifics with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(1) granting final approval to the Franklin Township, Hunterdon County Planning Incentive Grant Application, including the Comprehensive Farmland Preservation Plan and Project Area Summary, as presented and discussed, subject to any conditions of said Resolution. The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(1) is attached to and is a part of these minutes.)

C. Resolution for Preliminary Approval – State Acquisition Program

- 1. Wade Farm, Union Township, Hunterdon County**

Ms. Winzinger referred the Committee to Resolution FY2013R9(2) for a request for preliminary approval of an "Other" farm in the Highlands Preservation Area, for the Linden Associates VI farm (Chris and Robert Wade), located in Union Township, Hunterdon County. The property is not within, but is in proximity to, the County Agriculture Development Area and both the county and municipal PIG project areas. The property is located within the NJ State Plan-designated Environmental Sensitive Area (PA5) and also within the Highlands Preservation Area's "High" Agriculture Priority Area (Schedule "C"). The SADC adopted the FY2006 Highlands Preservation Appropriation Expenditure Policy-Amended, which approves the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding. This property is a candidate for this funding source. Staff recommendation is to grant preliminary approval.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(2) granting preliminary approval to the Linden Associates VI (Chris and Robert Wade) farm, SADC # 10-0208DE, known as Block 12, Lot 1.01, Union Township, Hunterdon County, approximately 11.3 Net Acres, as presented and discussed and subject to any conditions of said Resolution. The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(2) is attached to and is a part of these minutes.)

D. Resolutions for Final Approval – Municipal Planning Incentive Grant Program

SADC Staff referred the Committee to four requests for final approval under the Municipal Planning Incentive Grant program. She reviewed the specifics with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Requa and seconded by Mr. Germano to approve Resolution FY2013R9(3) through Resolution FY2013R9(6) granting final approval to the following applications, as presented and discussed, subject to any conditions of said Resolutions:

1. Dale and Diana Makatura and Sandra Search (Maplewood Farm)
(Resolution FY2013R9(3)), SADC# 10-0322-PG
Block 7, Lot 6, Kingwood Township, Hunterdon County, 110 Net Acres
State cost share grant of \$5,700.00 per acre for an estimated total of \$627,000.00 (60% of the certified market value and 57% of the purchase price and estimated total cost). The SADC will utilize any remaining federal grant funds (estimated at \$22,000.00) from the USDA, NRCS under the FY11 Federal Farm and Ranch Lands Protection Program to offset SADC grant needs for this property.

Discussion: The property includes a 4-acre nonseverable exception for an existing single-family residence and farmstead. The Hunterdon Land Trust (HLT) submitted this

parcel application to the FY 2011 USDA, NRCS Federal Farm and Ranch Lands Protection Program and it has been determined that this property qualifies for federal funding. The landowner has agreed to the additional restrictions involved with using federal funding, including a 4.67% maximum impervious coverage restriction (approximately 5.13 acres available for impervious cover) on the lands being preserved outside of the exception area.

2. Pariso Family Trust (Resolution FY2013R9(4)), SADC #18-0202-PG
Block 14001, Lot 27, Montgomery Township, Somerset County, approximately 12 Net Acres
State cost share grant of \$11,400.00 per acre for an estimated total of \$136,800.00 (60% of the certified market value and 60% of the purchase price).

Discussion: The property includes a 1.5-acre nonseverable exception for an existing single-family residence and a future garage apartment. Montgomery Township has requested a ten percent impervious cover restriction be added to the Deed of Easement for the protection of water recharge and view shed, which equals approximately 1.2 acres of land available for the construction of agricultural and other related infrastructure permitted on the property outside of the exception area.

3. Ben Sorbello (Resolution FY2013R9(5)), SADC # 08-0148-PG
Block 49, Lot 2; Block 50, Lot 2, Woolwich Twp., Glo. County, 80.56 Acres
State cost share grant of \$8,640.00 per acre for an estimated total of \$696,000.00 (60% of the certified market value and 60% of the purchase price and estimated total cost).

Discussion: The property has a one-acre nonseverable exception for, and restricted to, one single-family residence.

4. Tracie Vandergracht (Resolution FY2013R9(6)), SADC #08-0149-PG
Block 55, Lot 3, Woodwich Township, Gloucester County, 18.8 Acres
State cost share grant of \$6,361.54 per acre for an estimated total of \$119,597.00 (41.4% of the certified market value and 41.4% of the purchase price and estimated total cost.) Should additional SADC funds become available, potentially due to an acreage overestimation on the Sorbello Farm, the SADC cost share may increase up to 60% of the easement purchase as per NJAC 2:76-6.11.

Discussion: The property includes a one-acre nonseverable exception for a single-family residence. Based on the current grant need for this property there is a potential \$54,115.00 grant shortfall. Gloucester County inadvertently did not include the additional funding needed to cover the \$54,115.00 shortfall in "SADC" funding. The Gloucester CADB has assured SADC staff that the CADB and the County Board of

Chosen Freeholders have agreed to increase their cost share to 38.6% of the easement value or an estimated \$111,923.00 to cover this shortfall. Should additional SADC funds become available, potentially due to an acreage overestimation on the Sorbello Farm, the SADC cost share may increase up to 60% of the easement purchase on the Vandegracht farm, as outlined in said resolution.

The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(3) through Resolution FY2013R9(6) is attached to and is a part of these minutes.)

E. Resolution for Final Approval: County Planning Incentive Grant Program

Ms. Winzinger referred the Committee to nine requests for final approval under the County Planning Incentive Grant Program. She reviewed the specifics with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Ms. Brodhecker and seconded by Mr. Requa to approve Resolution FY2013R9(7) and Resolution FY2013R9(8) granting final approval to the following applications, as presented and discussed, and subject to any conditions of said resolutions:

1. Bezr Homes LLC/NAR Farm (Resolution FY2013R9(7)), SADC #08-0132-PG Block 1102, Lots 1, 2.01, 2.05, 3, 3.02, 5, 7; East Greenwich Township, Gloucester County, 114 acres
State cost share equaling the amount of the final Federal Farm and Ranch Lands Protection Program grant estimated to be approximately \$999,500.00. The SADC grant will be funded and limited to federal grant monies available and no additional SADC grant funds can be sought for this property.

Discussion: The property includes a nonseverable exception of one acre restricted to one future single-family residence. At the County's request, the SADC submitted a parcel application to the USDA, NRCS Federal Farm and Ranch Lands Protection Program. The owners have agreed to the additional restrictions associated with the use of federal funding, including a 6.33% impervious cover restriction equal to approximately 7.15 acres of land available for the construction of agricultural and other related infrastructure permitted on the property outside of the exception area.

2. Daniel C. and Diane F. Cruzan (Resolution FY2013R9(8)). SADC #06-0087-PG Block 11, Lot 6, Hopewell Township, Cumberland County, 93 Acres
State cost share of \$4.050.00 per acre (64.29% of the certified market value and purchase price). Competitive Grant funds will be utilized for this property.

Discussion: The property has one single-family residence on the land to be preserved and one 2.2 acre severable exception for a future single-family residence.

The motion was approved. (Mr. Waltman was absent for the vote.) A copy of Resolution FY2013R9(7) and Resolution FY2013R9(8) is attached to and is a part of these minutes.)

Note: Ms. Brodhecker recused herself from any discussion/action pertaining to the following landowners to avoid the appearance of a conflict of interest. Ms. Brodhecker is the Chairperson of the Sussex County Agriculture Development Board.

It was moved by Mr. Danser and seconded by Mr. Germano to approve Resolution FY2013R9(9) through Resolution FY2013R9(15) granting final approval to the following applications, as presented and discussed, and subject to any conditions of said resolutions:

1. David Lane (Resolution FY2013R9(9)), SADC # 19-0021-PG
Block 138, Lot 4.01, Wantage Township, Sussex County, 125 Net Acres
State cost share grant of \$2,500.00 per acre (71.43% of the certified market value) for a total grant of approximately \$321,875.00. Base grant funds will be utilized for this property

Discussion: The property has one existing single-family residence, zero residences used for agricultural labor, no exceptions and no pre-existing nonagricultural uses. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 128.75 acres will be utilized to calculate the SADC grant need.

2. Judith Keyes (Resolution FY2013R9(10)), SADC # 19-0024-PG
Block 1.02, Lot 14, Wantage Township, Sussex County, 43 Net Acres
State cost share of \$1,920.00 per acre (73.85% of the certified market value) for a total grant of approximately \$84,483.07. Base grant funds will be utilized for this property.

Discussion: The property has zero single family residences, zero residences used for agricultural labor, and no pre-existing nonagricultural uses in the area to be preserved outside of the exception area. There is a one-acre nonseverable exception for one future single-family residence. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 44.002 acres will be utilized to calculate the SADC grant need.

3. Mario Mazza/MC Land Trust of Frankford (Resolution FY2013R9(11)), SADC #19-0027-PG
Block 29, Lot 17, Frankford Township, Sussex County, 104 Net Acres
State cost share grant of \$3,160.00 per acre (68.70% of the certified market value) for a total grant of approximately \$337,522.76. Base grant funds will be utilized for this property.

Discussion: The property has one existing single-family residence, zero residences used for agricultural labor, and no exceptions or pre-existing nonagricultural uses. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 106.811 acres will be utilized to calculate the SADC grant need.

The motion was approved. (Ms. Brodhecker recused herself from the vote. Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(9) through Resolution FH2013R9(11) is attached to and is a part of these minutes.)

Remaining Requests for Final Approval – County PIG Program:

It was moved by Mr. Danser and seconded by Mr. Germano to approve Resolution FY2013R9(12) through Resolution FY2013R9(15) granting final approval to the following applications, as presented and discussed and subject to an amendment to language in Resolution FY2013R9(14) for Lustgarten # 3 as discussed, and subject to any conditions of said Resolutions:

1. Frank & Ella Mae Battipaglia (Resolution FY2013R9(12)), SADC #16-0001-PG
Block 15101, Lot 16, West Milford Township, Passaic County, 45 Acres
State cost share grant at \$14,400.00 per acre (60% of the certified market value and purchase price) for a total of approximately \$667,440.00. Base grant funds will be utilized for this property.

Discussion: The property contains one single-family residence and one apartment for agricultural labor. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 46.35 acres will be utilized to calculate the grant need.

2. Kenneth Lustgarten - # 1(Resolution FY2013R9(13)). SADC #13-0429-PG
Block 34, Lot 27, Upper Freehold Township, Monmouth County, 89 Net Acres
State cost share grant of \$8,400.00 per acre (60% of the certified market value) for a total grant need of approximately \$770,028.00. The SADC approves a one acre nonseverable exception and a nine-acre severable exception. The nine-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access both a pond within the severable

exception area and Lahaway Creek securing water access for the property. The irrigation easement must be approved by the SADC. The county has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 91.67 acres will be utilized to calculate the grant need. Base grant funds will be utilized for this property.

Discussion: The property has a 1-acre nonseverable exception area for a future single-family residence and a 9-acre severable exception area to accommodate Monmouth County's Lahaway Creek Greenway with access via the severable exception area on Farm #2. The 9-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access both the pond within the severable exception area and Lahaway Creek securing water access for the property. The irrigation easement must be approved by the SADC. Monmouth County has informed the SADC that it plans to eventually connect the 9-acre open space area with lands the County is planning to acquire in fee in conjunction with the preservation of the Lustgarten # 2 farm through the SADC State Acquisition program.

3. Kenneth Lustgarten #3(aka 6A) (Resolution FY2013R9(14)), SADC#13-0439-PG Lustgarten # 3 (6A) equals 65 Acres. Lustgarten 3 and 4 are contingent on a subdivision of Block 32, Lot 6, Upper Freehold Township, Monmouth County, into respective lots prior to closing.
State cost share grant of \$9,300.00 per acre (60% of the certified market value) for a total grant need of approximately \$622,635.00. The condition of certification that the subdivision of the property be completed prior to final approval along with the irrigation easement (approved by the SADC) in place on Lustgarten 4, Lot 6B prior to final review, was extended to the time of closing document submission. Base grant funds will be utilized for this property. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 66.95 acres will be utilized to calculate the grant need.

Discussion: Lustgarten # 3 and 4 are contingent on a subdivision of Block 32, Lot 6 prior to closing. The property has zero existing single-family residences, zero residences used for agricultural labor in the area to be preserved outside the exception area and no pre-existing nonagricultural uses. It has a 1-acre nonseverable exception area around an existing residence and a 7-acre severable exception area limited to one future single-family residence. The property currently utilizes a pond located on Lustgarten 4 for irrigation purposes. There will be an irrigation easement (approved by the SADC) in place at the time of closing on Lustgarten 4 to provide water access to this property.

Mr. Danser stated that the seventh "whereas" said the property has zero existing single-family residences, and the eighth "whereas" says the property has a 1-acre nonseverable exception around the existing single-family residence. Ms. Winzinger stated that when

we say the property, we mean outside of the exception area. Mr. Knox stated that the seventh "whereas" is correct as is because we are referring to the area to be preserved "outside the exception area." Mr. Danser stated that the property cannot have a nonseverable exception because if the property is outside the area it wouldn't have one. He stated that staff is saying that the property, by definition, is outside the exception area so you cannot have it both ways. Mr. Knox stated that staff would correct the language in the resolution.

4. Kenneth Lustgarten #4 (aka 6B) (Resolution FY2013R9(15)), SADC#13-0440-PG

Lustgarten #4 (6B) equals 74 Acres. State cost share grant of \$8,400.00 per acre (60% of the certified market value) for a total grant need of approximately \$640,248.00. The condition of certification that the subdivision of the property be completed prior to final approval along with the irrigation easement (approved by the SADC) in place on Lustgarten 4, Lot 6B prior to final review, was extended to the time of closing document submission. Base grant funds in the amount of \$107,337.00 and \$532,911.00 from competitive grant funds will be utilized for this property. Lustgarten 3 and 4 are contingent on a subdivision of Block 32, Lot 6, Upper Freehold Township, Monmouth County, into respective lots prior to closing.

Discussion: Lustgarten # 3 and 4 are contingent on a subdivision of Block 32, Lot 6, prior to closing. The property has a one-acre nonseverable exception area for a future single-family residence. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 76.22 acres will be utilized to calculate the grant need.

The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(12 through Resolution FY2013R9(15) is attached to and is a part of these minutes.)

F. Resolutions for Final Approval: Nonprofit Grant Program

Mr. Knox referred the Committee to two requests for final approval under the Nonprofit Grant Program. He reviewed the specifics with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Danser and seconded by Mr. Germano to approve Resolution FY2013R9(16) and Resolution FY2013R9(17) granting final approval to the following applications as presented and discussed. subject to any conditions of said Resolutions:

1. NJ Conservation Foundation/Joyce Farm (Resolution FY2013R9(16))
SADC #17-0015-NP
Block 11, Lots 6, 6.02, Mannington Township, Salem County, 55 Acres
Cost share grant not to exceed \$2,625.00 per acre (total of approximately \$144,375.00, based on 55 acres), to the NJ Conservation Foundation (NJCF) for the development easement acquisition on this property, subject to availability of funds. The SADC approves the use of NJCF federal funding for the preservation of this farm, which will include an impervious cover limitation of 8.33% and other restrictions required under the federal program.

Discussion: The property includes a 1.35-acre nonseverable exception area around the homestead. The landowners has agreed to the additional restrictions associated with the use of federal funding, including an 8.33% maximum impervious cover restriction (approximately 4.5 acres available for impervious coverage including agricultural-related structures) on the lands being preserved outside of the exception area.

2. Monmouth Conservation Foundation/Conover Farm (Resolution FY2013R9(17))
SADC #13-0011-NP
Block 772, Lot 3, Wall Township, Monmouth County, 33 Net Acres
Cost share grant not to exceed \$7,000.00 per acre (total of approximately \$231,000.00 based on 33 acres) to the Monmouth Conservation Foundation for the development easement acquisition on this property, subject to availability of funds.

Discussion: The property has two 1-acre nonseverable exceptions -- one for an existing single-family residence and one for a future single-family residence. It has a 35 x 60 foot area for the parking of trucks and trailers outside of the exception area that is not associated with the agricultural production on the farm. This area will be recognized as a nonagricultural use.

The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(16) and Resolution Fy2013R9(17) is attached to and is a part of these minutes.)

G. Resolutions for Final Approval – State Acquisition Program

SADC staff referred the Committee to three applications for final approval. Staff reviewed the specifics with the Committee and stated that their recommendation is to grant final approval to the applications as presented and discussed.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(18) through Resolution FY2013R9(20) granting final approval to the

following applications, with the amendment as discussed below for the Anthony Farm conservation easement, and subject to any conditions of said resolutions:

1. Kenneth Lustgarten # 2 (Resolution Fy2013R9(18)), SADC #13-0071-DE Block 34, Lots 25, 26, Upper Freehold Township, Monmouth County, 75 Acres Acquisition of the development easement at a value of \$14,500.00 per acre for a total of approximately \$1,087,500.00 (SADC net cost after Monmouth County contribution will be \$815,625.00). SADC final approval is contingent upon Monmouth County contributing \$3,625.00 per acre toward the acquisition of the development easement. The SADC approves a one-acre nonseverable exception and an 11-acre severable exception. The 11-acre exception area will be subject to the landowner retaining an irrigation easement across the exception area to access Lahaway Creek securing water access for the property. The irrigation easement must be approved by the SADC.

Discussion: The owner has requested a one-acre nonseverable exception for a future single-family residence and also an 11-acre severable exception, to be accessed from the adjacent Meirs Road, to accommodate Monmouth County's Lahaway Creek Greenway. This exception area will be subject to the landowner retaining an irrigation easement across the exception area to access Lahaway Creek securing water access for the property. The irrigation easement must be approved by the SADC. Monmouth County will be acquiring the severable exception area for its Lahaway Creek Greenway via an allocation based on the SADC certified Before Value of \$22,000.00 per acre.

2. Karmondi Farm LLC (Resolution FY2013R19)), SADC #10-0198-DE Block 1, Lot 6.01, Holland Township, Hunterdon County, 77 net Easement Acres Direct acquisition of the development easement at a value of \$6,000.00 per acre for a total of approximately \$462,000.00. The SADC approves the use of funding pursuant to the SADC FY2006 Highlands Preservation Appropriation Expenditure Policy-Amended, which authorizes the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding.

Discussion: The property is situated in the Highlands Preservation Area. The landowner is requesting a three-acre nonseverable exception for a future residence. Ms. Winzinger indicated that this is a family situation and the landowners may want to move their exception prior to closing. After speaking with one of their family members the landowners may be interested in moving the exception area up to the road frontage as they are interested in a farm stand and they wanted to have the house and the farm stand together. Ms. Winzinger stated she would like to wrap that into the final approval -- that it could be either/or, depending on how it plays out. It just came up very recently. Mr. Germano indicated that staff would need an amendment wrapped into this final approval authorizing a possible change in the location of the exception area. Ms. Winzinger stated

she would like to leave it like it is for now but she would like to have permission that if they were to change it, staff could just change the location of the exception area. Mr. Danser and Mr. Germano felt that it needed to be reflected in the resolution.

3. Anthony Estate (Resolution FY2013R9(20)), SADC #17-0237-DE
Block 11, Lot 50 (U. Pittsgrove Twp.); Block 2, Lots 1, 1.02, 49, 56 (Elmer Borough), Salem County, 118.5 Acres
Acquisition of the development easement at a value of \$4,800.00 per acre for a total of approximately \$487,200.00. Should the landowner request the SADC purchase an easement on Block 2, Lots 49 and 56, in the event the fee simple transaction does not take place as contracted with the landowner, Elmer Borough and/or Salem County, the SADC would revise the application again to include this acreage and purchase it at \$4,800.00 per acre, bringing the farmland easement acreage back to approximately 118.5 acres.

Discussion: The SADC certified the development easement value on this property at \$4,800.00 per acre based on current zoning and environmental conditions. After certification the landowner expressed the desire to pursue a fee simple open space transaction with the Borough of Elmer for Block 2, Lots 49 and 56, adjacent to existing athletic fields. The landowner has requested that the area of Block 2, Lot 56 that is directly adjacent to farmland contain a recorded 150-foot conservation easement with sufficient landscaping to buffer the adjacent farmland. Salem County and Elmer Borough are coordinating all approvals and funding in order to purchase Block 2, Lots 49 and 56 (approximately 17 acres) at the SADC certified "Before" value of \$9,100.00 per acre. The application was modified to exclude Block 2, Lots 49 and 56, resulting in approximately 101.5 acres of farmland to be preserved. The SADC review appraiser indicated there would be no change in the per-acre value for the amended application.

Mr. Germano stated that regarding the fourth "whereas" on page two of the resolution related to the 150-foot conservation easement, all it says is that the landowners requested a buffer; it isn't a contingency. If the open space acquisition occurs, the resolution should be amended to say that it is a condition of this approval and that the documents have some binding obligation on the Township's part to install that buffer. Mr. Danser asked if a condition can be placed on some other piece of property. Mr. Germano stated that we can put a condition on our closing to ensure that it is in place. Ms. Winzinger stated that the landowners have also made it very clear that they will not close without the buffer and the landscaping.

Ms. Payne stated that the question is timing regarding the landowner conditioning the sale of the property to the Borough and the locals with this buffer area being established. The question is when does it need to be established? Ms. Roberts stated the agricultural buffer would be a recorded document so staff would work with the Borough and the County to draft that. Staff still has to coordinate with Green Acres because the open

space grant from Green Acres is to the County, and the County must step into title on that property, even though it is intended to transfer it out to the Borough at a same-day closing. Regarding Mr. Germano's point as to when that buffer would be placed on the property, the SADC review appraiser feels that it doesn't affect value because so much of it is near the wetlands area to the rear so we will have to work with Green Acres on the mechanics. Ms. Jones asked has the property, on the Green Acres side, been valued and has it been valued with that easement? Ms. Roberts stated it has been valued but not with the easement. However, she talked to Curt Gellerman from Green Acres and he stated that as long as the SADC's review appraiser feels it doesn't have an effect that should be sufficient. Ms. Jones stated that she felt it was important, for Green Acres' certified market value, to know that there is this buffer there. She felt it should be memorialized on their side. She wanted to make sure that the Green Acres appraisal has the certified market value that includes the buffer.

Mr. Germano stated that the resolution then would need to be amended to add a "Be It Further Resolved" section to address the point that a 150-foot buffer easement be included on the public parcel. Ms. Payne stated that staff can take the language from the "Whereas, the Landowner has requested that the area of Block 2, Lot 56 that is directly adjacent to farmland contain a recorded 150' conservation easement with sufficient landscaping to buffer the adjacent farmland (Schedule A)"; that language will be mirrored in the further be it resolved section as a condition of this approval. Ms. Jones stated she wanted to make sure there isn't an impact on Green Acres' certified market value. She would not want anything to stop the progress toward closing. She stated she would get back to staff this afternoon regarding that issue.

The motion was approved. (Mr. Siegel abstained from the vote. Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(18) through FY2013R9(20) is attached to and is a part of these minutes.)

H. County Planning Incentive Grant Program Pre-Green Light Approvals (Eligibility Review and Waiver)

SADC staff referred the Committee to three applications for pre-green light approval under the County Planning Incentive Grant Program. Staff indicated that they do a preliminary approval in-house, and don't normally come to the Committee if the quality score has exceeded 70% of the average quality score in a county during the past three fiscal years. Some counties, Camden and Bergen County, which are before the Committee today with these three applications, didn't have any quality score history. This is really not a waiver of the quality score; it's a pre-preliminary approval. Staff reviewed the specifics with the Committee as outlined in the resolutions and stated that their recommendation is to grant pre-green light approval to the applications as presented and discussed.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(21) through Resolution FY2013R9(23) authorizing SADC staff to approve the following applications in order to finalize formal preliminary approvals as per N.J.A.C. 2:76-17.9, as presented and discussed and subject to any conditions of said Resolutions:

1. Joanne Price, Jennifer Osborne, Elizabeth LaPollo (Resolution FY2013R9(21)), SADC #04-0020-PG
Block 6312, Lot 1.01, Winslow Township, Camden County, 13 Acres.

Discussion: The property has one 1-acre nonseverable exception around the existing residence.

2. John Pagano (Resolution FY2013R9(22)), SADC #04-0021-PG
Block 8201, Lot 5, Winslow Township, Camden County, 23 Acres

Discussion: Ms. Roberts stated that the resolution indicates that there is a 3.2-acre severable exception. The attached map indicates it is a nonseverable exception. She believed it should be reflected in the resolution as a nonseverable exception but she will confirm that and make any necessary corrections to the resolution.

3. George H. Demarest LLC (Resolution FY2013R9(23)), SADC #02-0001-PG
Block 2101, Lot 13, Saddle River Borough, Bergen County, 18 Acres

Discussion: There are no residences, exceptions or pre-existing nonagricultural uses on this property.

The motion was unanimously approved (Mr. Waltman was absent for the vote.). (A copy of Resolution FY2013R9(21) through FY2013R9(23) is attached to and is a part of these minutes.)

- I. **Minimum Standards for Acquisitions (Revised from 7/26/12 SADC Meeting)**
 1. **County PIG Program**
 2. **State Acquisition Program**

Mr. Knox referred the Committee to Resolution FY2013R9(24) Memorializing Standards for Determining Eligible Farms Pursuant to the County Planning Incentive Grant (PIG) Program. He stated that a resolution for this was approved at the Committee's last meeting, but Ms. Ernst, who is the Administrator for the Cape May CADB, suggested that the report was incorrect. Upon further review staff concurred with Ms. Ernst. The database was wrong because it showed that Cape May had not submitted anything for preliminary approval in the last three fiscal years, which the county indicated they did – it was in 2009 but staff received it in 2010. Staff contacted the database staff and asked

them to rerun the information and the numbers are now correct. It changes some of the county scores slightly but should not impact any of the counties because it is going forward for the county and municipal planning incentive grants and it doesn't take effect until January 2013. It may affect state acquisitions somewhat because they go back to this year, but it is so minor that he doesn't feel it will have any effect. He stated that staff recommendation is to approve the revised resolution for the County PIG program as presented and discussed, which corrects the scores from last month.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(24) adopting the revised Average Quality Scores for each county as identified on the attached Schedule "A" for planning incentive grant applications. The SADC adopts the 70 percent average quality score values for determining an "eligible farm" pursuant to N.J.A.C. 2:76-17.2 with the exception of Bergen and Camden Counties, which have no minimum score. The 70 percent of average quality scores for determining an "eligible farm" pursuant to N.J.A.C. 2:76-17.2 shall be effective as of January 1, 2013 and shall apply to an application for the sale of a development easement that is approved by the SADC pursuant to N.J.A.C. 2:76-17.9 prior to December 31, 2013. The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(24) is attached to and is a part of these minutes.)

2. State Acquisition Program

It was moved by Mr. Danser and seconded by Ms. Reade to approve Resolution FY2013R9(25), adopting the revised average acres for each county as identified on the attached Schedule "A". The SADC adopts the individual scores for determining a "priority farm" and an "alternate farm" as identified on the attached Schedule "A" for State acquisition programs, pursuant to N.J.A.C. 2:76-8 and 11. The individual scores pursuant to N.J.A.C. 2:76-8 and 11 shall be effective as of July 1, 2012, for all applications that have not had option agreements authorized by that date. The standards established in this resolution and Schedule "A" shall remain in effect through June 30, 2013. The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(25) is attached to and is a part of these minutes.)

J. FY2013 Nonprofit Grant Program Preliminary Approval

Mr. Knox referred the Committee to Resolution FY2013R9(26) for a request for preliminary approval of the FY 2013 Nonprofit Grant Program projects. He reviewed the specifics with the Committee and stated that staff recommendation is to grant preliminary approval, as presented and discussed.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(26) granting preliminary approval to the FY 2013 Nonprofit Grant Program's acquisition projects, as presented and discussed, subject to any conditions of said

Resolution. The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(26) is attached to and is a part of these minutes.)

K. FY2013 Appropriation Request

Ms. Payne referred the Committee to Resolution FY2013R9(27) regarding the FY2013 funding allocation for programs and her memorandum to the Committee dated September 20th that provided detailed information on the appropriation request. She reviewed the specifics with the Committee and stated that staff recommendation is to grant approval to the appropriation request as presented and discussed.

Note: Chairman Fisher stepped out of the meeting briefly at this point in time. Vice Chairman Danser presided over the meeting.

It was moved by Mr. Siegel and seconded by Mr. Germano to approve Resolution FY2013R9(27) as follows, authorizing the submission of an appropriation request to the Garden State Preservation Trust and thereafter, to the New Jersey Legislature, totaling \$83,123,699.00, which includes \$73 million in bond funds authorized pursuant to the Green Acres, Farmland, Blue Acres and Historic Preservation Bond Act of 2009, \$10,166,905.00 in reprogrammed funds and \$6,794.00 in lease income from farms the SADC owns in fee simple, as set forth in Exhibit "A".

For the FY2013 County PIG Program, the SADC establishes a Base Grant amount of \$1 million and a maximum \$5 million in Competitive Grant funds any individual county may receive, for a combined maximum total of \$6 million that any county may receive from both its Base Grant and from the Competitive Grant Fund; and

For the FY2013 program year, the SADC allocates \$13.5 million to the County PIG Base Grant Fund and \$25 million to the Competitive Grant Fund for a total County PIG Program allocation of \$38,500,000; and

For the FY2013 program year, the SADC allocates \$16.25 million to the Municipal PIG Program and shall be allocated to the Municipal PIG Program applicants as set forth; and

For the FY2013 program year, the SADC allocates \$4,083,320 to the Non-Profit Grant Program; and

For the FY2013 program year, the SADC allocates \$20,640,379 to the SADC State Acquisition Program; and

The expenditure of funds associated with these appropriations is subject to Legislative approval of appropriations bills, signing of the bills into law and funding availability as approved by the NJ State Treasurer. The motion was approved. (Chairman Fisher and

Mr. Waltman were absent for the vote.) (A copy of Resolution FY2013R9(27) is attached to and is a part of these minutes.)

PUBLIC COMMENT

Chairman Fisher returned to the meeting at this point and presided over the meeting.

Jennifer Gonzalez from the Passaic County Agriculture Development Board stated that there are no new FY2013 allocations for Passaic County because they have not expended their past funds. A lot of that is due to the minimum acreage criteria. She asked that the SADC keep that in mind, that the cost-share allocation and minimum criteria may need to be re-evaluated because with the types of farms and soils that Passaic County has, they really don't fit that criteria. Passaic County would like to spend their money; they are just having trouble fitting into the mold. They currently have three more farms that are going just through the county process because they don't meet the State's standards but they do meet the county's standards. Ms. Payne stated that she understands the dilemma and staff is working closely with Passaic, Bergen and Camden so that staff can get a full understanding and then be able to bring that information to the Committee. It would require changes to the rules, but that is what all this review this year is about, to get to the bottom of the issues.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: Thursday, November 8, 2012, beginning at 9:00 a.m. Location: Health/Agriculture Building, First Floor Auditorium. **Note: There is no October meeting scheduled. The November meeting will be held on the second Thursday of the month due to the holiday season.**

CLOSED SESSION

Chairman Fisher stepped out of the meeting briefly at this point. Vice Chairman Danser presided over the meeting.

At 12:53 p.m. Mr. Requa moved the following resolution to go into Closed Session. The motion was seconded by Mr. Germano 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 NJ State Agriculture Development Committee declares the next one-half 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

Note: Acting Chair Purcell presided for the rest of the meeting. (1:53 p.m.)

A. Real Estate Matters - Certification of Values

It was moved by Mr. Danser and seconded by Ms. Reade to certify the development easement values for the following application, as presented and discussed in closed session:

1. Anthony DiTullio, SADC # 03-0369-PG
Block 6.01, Lot 6.01, Mansfield Township, Burlington County, 85 Acres

The motion was approved. (Mr. Johnson recused himself from the vote. Mr. Waltman abstained from the vote.) (A copy of the Certification of Value Report is attached to and is a part of the closed session minutes.)

It was moved by Mr. Danser and seconded by Mr. Germano to certify the development easement values for the following applications, as presented and discussed in closed session:

1. George P. and Karen D. Berry, ADC # 06-0133-PG
Block 78, Lot 17, Hopewell Township, Cumberland County, 36 Acres
2. Neil A. Van DerVeer, SADC # 06-0131-PG
Block 8, Lot 10.02, Hopewell Township, Cumberland County, 17 Acres
3. John and Irene Raffaghello, SADC # 08-0151-PG
Block 50, Lot 2.01, Harrison Township, Gloucester County, 18 Acres
4. Angen LLC (Gennaro and Angela Matera), SADC # 14-0110-PG
Block 6801, Lots 10, 10.01, 10.02, Mt. Olive Twp., Morris County, 24 Acres
5. Clementine Elwell, SADC # 17-0105-PG
Block 40, Lot 4, Alloway Township, Salem County, 73 Acres
6. Andrew Thomas, SADC # 17-0103-PG
Block 47, Lot 8.02, Upper Pittsgrove Township, Salem County, 12 Acres
7. Irma Dirisio, SADC # 21-0513-PG
Block 501, Lot 14; Block 602, Lot 6, Mansfield Twp., Warren County, 67 Acres

The motion was approved. (Mr. Waltman abstained from the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the closed session minutes.)

It was moved by Mr. Germano and seconded by Ms. Reade to certify the development easement values for the following applications, as presented and discussed in closed session:

1. Roy Reinhardt, SADC # 12-0015-PG
Block 23, Lot 8, Cranbury Township, Middlesex County, 39 Acres
2. Benjamin Konopacki, SADC # 12-0019-PG
Block 54, Lot 7.01, Monroe Township, Middlesex County, 37 Acres

The motion was approved. (Mr. Schilling and Mr. Danser recused themselves from the vote. Mr. Waltman abstained from the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the closed session minutes.)

It was moved by Mr. Germano and seconded by Mr. Mr. Requa to certify the development easement values for the following application, as presented and discussed in closed session:

1. Lenny and Beth Ann Rera (Journeyman Farm), SADC # 17-0102-PG
Block 1405, Lot 7.01, Pittsgrove Township, Salem County, 33 Acres

The motion was approved. (Ms. Reade recused herself from the vote. Mr. Waltman abstained from the vote.) (A copy of the Certification of Value Report is attached to and is a part of these minutes.)

Municipal Planning Incentive Grant Program

It was moved by Mr. Siegel and seconded by Mr. Danser to certify the development easement values for the following applications, as presented and discussed in closed session:

1. Estate of Mary W. Dorsi, SADC # 10-0338-PG
Block 29, Lot 50, Franklin Township, Hunterdon County, 41 Acres
2. Abe Budelman/Sycamores LLC, SADC # 13-0443-PG
Block 69, Lot 1, Manalapan Township, Monmouth County, 22 Acres

3. P.E. Kramme, Inc./Karl Kramme, SADC # 17-0113-PG
Block 16, Lot 1, Block 17, Lot 1, Block 18, Lot 14, U. Pittsgrove Twp., Salem
County, 33 Acres
4. 48 Delaware LLC/Kenneth Bertholf, SADC # 21-0514-PG (**Amended
Certification of Value**)
Block 48, Lot 16, Block 48, Lot 24, Knowlton Twp., Warren County, 59.3 Acres

The motion was approved. (Mr. Waltman abstained from the vote.) (Copies of the
Certification of Value Reports are attached to and are a part of the closed session
minutes.)

Direct Easement Purchase Program

It was moved by Mr. Siegel and seconded by Mr. Danser to certify the development
easement values for the following applications, as presented and discussed in closed
session:

1. Cramer/Robert Ernst, SADC # 06-0053-DE
Block 9, Lots 3, 4, 5, 6; Block 12, Lot 1, Hopewell Twp., Cum. Co., 232 Acres
2. Cramer/Riverwatch partnership, SADC # 06-0056-DE
Block 20, Lot 2, Greenwich Township, Cumberland County, 145 Acres
3. Duane and Lois Cruzan, SADC #06-0061-DE
Block 10, Lots 8, 9, Block 12, Lot 4, Hopewell Twp., Cumberland Co., 102 Acres
4. Westrum Swedesboro LLC, SADC # 08-0016-DE
Block 45, Lots 9, 9.01, Woolwich Township, Gloucester County, 87 Acres
5. NJALT/G & K Droppa, SADC # 17-0242-DE
Block 10, Lot 2, Lower Alloways Creek Twp., Salem County
Block 29, Lot 2, Quinton Township, Salem County, 70 Total Acres
6. Cramer/Greenacre Mannington LLC, SADC # 17-0220-DE
Block 21, Lot 11, Mannington Township, Salem County, 95 Acres
7. Russell and Anna Peterson/ R. Peterson Family Farm LLC. SADC#17-0140-DE
Block 3, Lot p/o 4, Quinton Township, Salem County, 180.5 Acres
8. Tark, Jr. and Rauch # 2, SADC # 17-0201-DE
Block 8, Lot 1 p/o and 1.02; Block 17, Lot 16, Quinton Twp., Sal. Co., 125 Acres

9. Joseph V. Vasta/ Vasta Farms Sod, SADC # 17-0179-DE
Block 255, Lots 4, 15, 26, Carneys Point Twp., Salem County 161 Acres

The motion was approved. (Mr. Waltman abstained from the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the closed session minutes.)

Nonprofit Grant Program

It was moved by Mr. Siegel and seconded by Mr. Danser to certify the development easement values for the following applications, as presented and discussed in closed session:

1. D&R Greenway/Carpenter Farm (10% Rule), Mannington Twp., Sal. Co. 38.5 Net Acres, SADC # 17-0040-NP
2. Dyck/Lamington Conservancy (B13, L12), SADC # 18-0004-NP
Block 13, Lot 12.01 and 12.02, Bedminster Township, Somerset Co., 24 Acres

The motion was approved. Mr. Waltman abstained from the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the closed session minutes.)

It was moved by Mr. Danser and seconded by Mr. Siegel to certify the development easement value for the following application, as presented and discussed in closed session:

1. D&R Greenway/Carpenter III Farm (10% Rule), Mannington Twp., Sal. Co. 29 Net Acres

The motion was approved. (Ms. Reade recused herself from the vote. Mr. Waltman abstained from the vote.) (A copy of the Certification of Value Report is attached to and is a part of the closed session minutes.)

B. Requests for Final Approval

1. NJCF/Dyck Farm, Bedminster Township, Somerset County

It was moved by Mr. Siegel and seconded by Mr. Danser by to approve Resolution FY2013R9(28) granting final approval to the following application, as presented and discussed, subject to any conditions of said resolution:

NJCF/Dyck Farm, SADC #18-0004-NP
Block 13, Lots 12, 12.01, 12.02, Bedminster Township, Somerset County,
33 Acres
Cost share grant not to exceed \$20,250.00 per acre (total of
approximately \$486,000.00 based on 24.411 acres) to Lamington
Conservancy for the development easement acquisition on the
property, subject to availability of funds in its FY2009
appropriation.

The motion was approved. (Mr. Waltman abstained from the vote.) (A copy of
Resolution FY2013R9(28) is attached to and is a part of these minutes.)

2. Bertholf Farm, Knowlton Township, Warren County (**Amended Final
Approval**)

Ms. Winzinger stated that this is an amended final approval recognizing the removal of
one two-acre severable exception area, recognizing a new ADC certified easement value,
as discussed today in closed session, and approving a new cost share based on the new
certified easement value.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution
FY2013R9(29) granting amended final approval to the following landowner, as presented
and discussed, subject to any conditions of said resolution:

48 Delaware LLC/Kenneth Bertholf, SADC #21-0514-PG
Block 47, Lot 16; Block 48, Lot 24, Knowlton Township, Warren County, 60.2
Acres
The SADC amends the exception areas, certified easement value and the cost
share of the April 27, 2012 final approval. Amended State cost share of
\$3,550.00 per acre for an estimated total of \$213,000.00 (66.98% of the certified
market value and estimated total cost).

The motion was approved. (Mr. Waltman abstained from the vote.) (A copy of
Resolution FY2013R9(29) is attached to and is a part of these minutes.)

3. Diamond Developers at Burke Farm LLC, Manalapan Township, Monmouth
County

Mr. Knox stated that the ethics issue involved regarding this application has been
resolved. Staff will delete reference to Schedule "C" in the second WHEREAS from the
bottom on Page 1 due to the fact that the document has not been made public as yet. In
this case staff is making reference to the previous resolution that the Committee approved

this case staff is making reference to the previous resolution that the Committee approved at its December 8, 2011 meeting. Those conditions and terms will apply with the exception of the financing. At that point the County was going to use base funds but because other applications have come in since and utilized the base grant funds, the County will be utilizing competitive grant funds for this acquisition. On page two of the resolution in the Now therefore Be It Resolved paragraph, the correct acreage is 98.9 acres, not 96 acres, due to utilizing a three percent buffer to calculate the grant need.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(30) granting final approval to the following landowner, as presented and discussed, with the above noted amendments to remove the "Schedule C" language on page one of said Resolution and to change the acreage from 96 acres to 98.9 acres on page 2 of said Resolution, subject to any other conditions of said Resolution:

Diamond Developers at Burke Farm LLC, SADC #13-0427-PG
Block 69, Lots 8.01 and 9, Manalapan Township, Monmouth County, 96 Net Acres

State cost share of \$7,200.00 per acre (60% of the certified market value and purchase price) for a total grant of approximately \$712,020.00. The SADC approves the use of federal funding, if available, which will include an impervious coverage restriction of 8%. Competitive grant funds will be utilized for this property.

Discussion: The landowner has agreed to the additional restrictions involved with using federal funding, including an impervious coverage restriction of 8%, equal to approximately 7.68 acres of land available for agricultural buildings on the land being preserved outside of the exception area, should federal funding be secured.

The motion was approved. (Mr. Siegel and Mr. Waltman abstained from the vote.) (A copy of Resolution FY2013R9(30) is attached to and is a part of these minutes.)

PUBLIC COMMENT

None

ADJOURNMENT

There being no further business, it was moved by Mr. Danser and seconded by Mr. Germano and unanimously approved to adjourn the meeting at 2:19 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Susan E. Payne". The signature is fluid and cursive, with a large, stylized initial "S".

Susan E. Payne, Executive Director
State Agriculture Development Committee

Attachments

S:\minutes\2012\REG Sept 27 2012.docx

STATE AGRICULTURE DEVELOPMENT COMMITTEE

**RESOLUTION #FY2013R9(1)
FINAL APPROVAL**

of the

**FRANKLIN TOWNSHIP, HUNTERDON COUNTY
PLANNING INCENTIVE GRANT APPLICATION INCLUDING THE COMPREHENSIVE
FARMLAND PRESERVATION PLAN AND PROJECT AREA SUMMARY**

2009 PLANNING ROUND

September 27, 2012

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, pursuant to N.J.A.C. 2:76-17A.4, the SADC specified that a municipal comprehensive farmland preservation plan shall, at a minimum, include the following components:

1. The adopted farmland preservation plan element of the municipal master plan;
2. A map and description of the municipality's agricultural resource base including, at a minimum, the proposed farmland preservation project areas;
3. A description of the land use planning context for the municipality's farmland preservation initiatives including identification and detailed map of the county's adopted Agricultural Development Area (ADA) within the municipality, consistency of the municipality's farmland preservation program with county and other farmland preservation program initiatives and consistency with municipal, regional and State land use planning and conservation efforts;
4. A description of the municipality's past and future farmland preservation program activities, including program goals and objectives, including a summary of available municipal funding and approved funding policies in relation to the municipality's one-, five- and ten-year preservation projections;
5. A discussion of the actions the municipality has taken, or plans to take, to promote agricultural economic development in order to sustain the agricultural industry;
6. Other farmland preservation techniques being utilized or considered by the municipality;
7. A description of the policies, guidelines or standards used by the municipality in conducting its farmland preservation efforts, including any minimum eligibility criteria or standards used by the municipality for solicitation and approval of farmland preservation program applications in relation to SADC minimum eligibility criteria as described at N.J.A.C. 2:76-6.20, adopted ranking criteria in relation to SADC ranking factors at N.J.A.C. 2:76-6.16, and any other policies, guidelines or standards that affect application evaluation or selection;
8. A description of municipal staff and/or consultants used to facilitate the preservation of farms; and
9. Any other information as deemed appropriate by the municipality; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.5, the SADC required the municipality to prepare a project area summary containing the following information for each project area:

1. An inventory showing the number of farms or properties, and their individual and aggregate acreage, for targeted farms, farmland preservation applications with final approvals, preserved farms, lands enrolled in an eight-year farmland preservation program and preserved open space compatible with agriculture;
2. Aggregate size of the entire project area;
3. Density of the project area;

4. Soil productivity of the targeted farms;
5. An estimate of the cost of purchasing development easements on the targeted farms in the designated project area;
6. A multi-year plan for the purchase of development easements on the targeted farms in the project area, indicating the municipality's and, if appropriate, any other funding partner's share of the estimated purchase price, including an account of the estimated percentage of leveraged State funds and the time period of installment purchase agreements, where appropriate; 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, the *Guidelines* emphasize that these Municipal Comprehensive Farmland Preservation Plans should be developed in consultation with the agricultural community including the municipal Agricultural Advisory Committee, municipal Planning Board, CADB, county Planning Board and the county Board of Agriculture, and where appropriate, in conjunction with surrounding municipalities and the County Comprehensive Farmland Preservation Plan, with at least two public meetings including a required public hearing prior to Planning Board adoption as an element of the municipal master plan; and

WHEREAS, SADC staff have worked in partnership with municipal representatives to provide and identify sources for the latest data with respect to agricultural statistics, water resources, agricultural economic development, land use and resource conservation; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(a), the SADC received 37 municipal planning incentive grant applications by the December 17, 2007 deadline (since December 15, 2007 fell on a Saturday), consisting of a copy of the municipality's draft comprehensive farmland preservation plan, annual application and all applicable project area summaries, as summarized in the attached Schedule A; and

WHEREAS, these 37 applications identified 87 project areas in 7 counties and targeted 1,865 farms and 88,596 acres at an estimated total cost of \$1,641,000,000, with a ten-year preservation goal of 71,853 acres; 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 municipality forwarded its application 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, on May 22, 2008, the SADC granted conditional preliminary approval to all 37 municipal planning incentive grant applications received for the 2009A Municipal Planning Incentive Grant planning round; and

WHEREAS, the conditions of preliminary approval for Franklin Township were as follows:

1. SADC determination that each designated project area is complete and technically accurate.
2. SADC receipt of evidence of the adoption of the Comprehensive Farmland Preservation Plan by the municipal planning board after a properly noticed public hearing.
3. SADC receipt of an electronic and paper copy of the approved Comprehensive Farmland Preservation Plan; and

WHEREAS, SADC staff have since determined that Franklin Township has satisfied all requirements of the conditional preliminary approval; and

WHEREAS, to date \$750,000 of FY09 funding and an additional \$500,000 of FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the Franklin Township Planning Incentive Grant application submitted under the FY09 program planning 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 SADC Resolution #FY08R5(44); 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 municipalities with planning for agricultural retention, the promotion of natural resource conservation efforts, county and municipal coordination, and agricultural economic development and in strengthening of Right to Farm protections; 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.

9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

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2009 COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost Per Acre	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	10-Year Total Cost	10-Year SADC Cost	Dedicated Tax \$0.0/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Burlington	4	207	22,804	\$100,000,000	\$9,577	111,806	1,000	5,000	10,000	\$85,766,400	\$51,883,200	4.0	\$19,000	No Set Amount
Camden	5	57	3,466	\$30,842,500	\$8,888	15,071	762	2,369	3,470	\$30,842,470	\$18,544,235	2.0	\$7,600	No Set Amount
Cape May	6	159	13,171	\$357,257,911	\$27,124	16,065	299	1,097	1,976	\$53,596,095	\$22,157,657	1.0	\$4,400	No Set Amount
Gloucester	11	26	1,485	\$20,911,849	\$14,085	112,929	1,000	5,000	10,000	\$140,850,000	\$84,510,000	4.0	\$10,400	No Set Amount
Franklin	5	259	5,464	\$33,027,000	\$6,300	10,152	828	2,662	5,613	\$35,361,900	\$22,732,650	1.0	\$0,076	No Set Amount
Woolwich	3	74	4,071	\$45,600,000	\$19,800	5,139	415	2,070	4,134	\$81,853,200	\$49,111,920	5.0	\$0,280	Up to \$0.280
Hunterdon	7	89	7,816	\$72,011,230	\$16,000	177,835	1,500	7,500	15,000	\$240,000,000	\$144,000,000	3.0	\$7,060	\$2,290
Alexandria	4	13	2,448	\$22,000,000	\$9,000	3,640	250	750	1,500	\$13,500,000	\$8,100,000	4.0	\$0,314	No Set Amount
Delaware	2	25	1,669	\$21,845,000	\$14,000	23,707	500	2,500	10,000	\$140,000,000	\$84,000,000	6.0	\$0,540	\$0,540
East Amwell	1	14	1,364	\$15,000,000	\$11,000	13,523	136	682	1,364	\$15,004,000	\$9,002,400	4.0	\$0,315	\$0,350
Franklin	1	15	1,516	\$21,591,818	\$14,243	10,664	161	533	822	\$11,707,746	\$7,024,648	5.0	\$0,275	\$0,275
Holland	4	28	1,928	\$192,800,000	\$10,000	11,335	250	1,250	2,500	\$25,000,000	\$15,000,000	2.0	\$0,079	\$0,079
Kingwood	1	34	2,476	\$24,760,000	\$10,000	12,645	227	1,136	2,476	\$24,760,000	\$14,856,000	3.0	\$0,211	\$0,106
Raritan	4	17	1,284	\$27,400,000	\$22,635	6,111	100	300	600	\$13,580,700	\$8,148,420	2.0	\$0,646	No Set Amount
Readington	1	42	2,330	\$44,270,000	\$19,000	15,759	200	1,000	2,000	\$38,000,000	\$22,800,000	2.0	\$0,570	\$0,600
Tewksbury	3	3	409	\$9,700,000	\$23,687	4,557	100	300	1,000	\$23,687,000	\$14,212,200	5.0	\$0,425	No Set Amount
West Amwell	1	8	757	\$9,088,440	\$12,000	10,440	100	500	757	\$9,084,000	\$5,450,400	6.0	\$0,315	No Set Amount
Mercer	7	34	3,004	\$127,816,617	\$42,560	17,725	100	500	1,000	\$42,560,000	\$25,536,000	3.0	\$13,300	No Set Amount
Hopewell	1	11	958	\$28,734,000	\$30,000	10,761	96	383	479	\$14,370,000	\$8,622,000	3.0	\$1,255	No Set Amount
Middlesex	5	129	5,345	\$199,865,590	\$41,300	20,619	225	1,125	2,250	\$92,925,000	\$55,755,000	3.0	\$30,000	No Set Amount
Monmouth	5	144	14,220	\$453,809,000	\$31,918	59,146	1,200	5,000	8,000	\$255,343,440	\$153,206,064	1.5	\$17,900	No Set Amount
Colts Neck	1	6	293	\$14,000,000	\$43,278	19,023	97	300	600	\$25,966,800	\$15,580,080	2.5	\$0,354	No Set Amount
Holmdel	1	12	564	\$26,117,148	\$46,307	2,568	10	70	338	\$15,651,766	\$9,391,060	2.5	\$1,145	No Set Amount
Hovell	3	13	560	\$12,845,840	\$22,939	12,866	127	370	453	\$10,383,338	\$6,230,003	2.0	\$1,396	\$0,700
Manalapan	1	36	1,560	\$31,100,000	\$19,936	9,223	156	780	1,560	\$31,100,160	\$18,660,096	2.0	\$1,200	No Set Amount
Marlboro	3	20	719	\$35,950,000	\$50,000	4,053	42	202	387	\$19,350,000	\$11,610,000	2.0	\$0,625	No Set Amount
Millstone	4	62	4,038	\$121,140,000	\$30,000	12,359	716	1,116	1,716	\$51,480,000	\$30,888,000	6.0	\$0,830	No Set Amount
Upper Freehold	1	207	10,390	\$207,800,000	\$20,000	30,368	550	1,000	1,500	\$30,000,000	\$18,000,000	4.0	\$0,328	No Set Amount
Morris	3	96	6,901	\$203,800,332	\$29,532	169,342	542	2,709	5,418	\$160,004,376	\$96,002,626	3.0	\$44,000	\$11,000
Ocean	6	160	3,359	\$78,000,730	\$24,962	21,136	387	901	3,402	\$84,919,193	\$50,951,516	1.2	\$10,000	No Set Amount
Passaic	1	5	116	\$4,645,600	\$40,000	6,415	100	500	1,000	\$40,000,000	\$24,000,000	1.0	\$5,200	\$0,780
Salem	3	173	6,949	\$50,847,700	\$7,317	80,125	2,600	13,000	26,000	\$190,248,790	\$118,524,380	2.0	\$0,900	\$0,900
Alloway	1	7	384	\$3,072,000	\$9,000	5,055	38	192	384	\$3,072,000	\$1,881,600	2.0	\$0,020	No Set Amount
Pilesgrove	3	44	3,970	\$62,314,000	\$15,697	7,297	179	827	1,506	\$23,639,662	\$14,183,809	3.0	\$0,145	\$0,145
Pilesgrove	2	89	3,180	\$23,850,000	\$7,500	7,093	435	1,997	3,814	\$28,605,000	\$17,735,100	3.0	\$0,178	No Set Amount

2009 COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost Per Acre	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	10-Year Total Cost	10-Year SADC Cost	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Upper Pittsgrove	3	11	459	\$3,440,400	\$7,500	25,082	700	3,500	7,000	\$52,500,000	\$32,550,000	2.0	\$0.070	\$0.070
Somerset	13	440	18,333	\$209,139,753	\$11,407	87,695	1,000	5,000	10,000	\$114,074,600	\$68,444,760	3.0	\$18,340	No Set Amount
Bedminster	1	72	5,427	\$162,810,000	\$30,000	10,111	500	3,000	5,500	\$165,000,000	\$99,000,000	2.0	\$0.522	No Set Amount
Bernards	1	29	702	\$55,300,000	\$75,000	3,798	185	265	270	\$20,250,000	\$12,150,000	4.0	\$3,030	No Set Amount
Branchburg	1	23	737	\$40,500,000	\$55,000	1,873	154	266	737	\$40,535,000	\$24,321,000	5.0	\$1,500	No Set Amount
Franklin	2	25	1,100	\$42,600,000	\$31,254	17,422	130	650	1,100	\$34,378,960	\$20,627,376	5.0	\$4,000	No Set Amount
Hillsborough	3	36	1,686	\$33,761,000	\$20,000	3,860	100	500	1,000	\$20,000,000	\$12,000,000	4.1	\$1,480	\$0.300
Montgomery	1	26	1,250	\$37,550,000	\$30,000	20,646	115	385	500	\$15,000,000	\$9,000,000	4.0	\$1,700	No Set Amount
Sussex	10	292	14,050	\$83,105,914	\$6,110	176,195	2,848	13,240	26,480	\$161,793,065	\$104,728,532	2.0	\$3,965	\$3,600
Warren	7	300	31,267	\$167,470,562	\$5,356	148,582	1,625	8,125	16,250	\$87,035,163	\$58,142,581	6.0	\$7,800	\$4,500
Franklin	4	104	6,142	\$50,207,180	\$8,980	9,455	250	1,204	2,299	\$20,645,020	\$12,391,610	6.5	\$0,270	No Set Amount
Freylinghuysen	7	82	3,511	\$22,821,500	\$6,500	9,354	100	500	1,000	\$6,500,000	\$4,150,000	2.0	\$0,055	\$0,055
Greenwich	1	8	1,223	\$24,460,000	\$20,000	3,454	120	480	1,189	\$23,780,000	\$14,268,000	4.0	\$0,237	\$0,130
Harmony	3	152	5,454	\$43,632,000	\$8,000	12,409	100	500	1,000	\$8,000,000	\$4,900,000	5.0	\$0,247	\$0,247
Hope	3	92	1,800	\$29,682,000	\$6,000	5,384	200	900	1,800	\$10,800,000	\$7,020,000	5.0	\$0,045	No Set Amount
Knowlton	2	61	3,460	\$27,900,000	\$8,053	13,355	100	500	1,000	\$8,053,000	\$4,926,500	2.0	\$0,051	\$0,102
Pohatcong	4	105	3,313	\$33,100,000	\$10,000	5,306	1,015	1,763	1,955	\$19,550,000	\$11,730,000	5.0	\$0,155	\$0,155
County Totals (15)	93	2,311	152,286	\$2,159,525,288		1,220,686	14,988	71,066	140,246	\$1,779,958,562	\$1,086,386,551		\$199.87	
Municipal Totals (37)	87	1,865	88,596	\$1,641,769,326		389,627	9,462	35,333	71,853	\$1,130,149,272	\$682,254,871		\$24.88	

Note: In many cases County and Municipal project areas overlap. Also, identified farms may appear on both County and Municipal target farm lists.

Date: 2/8/12

Schedule B

MUNICIPAL PLANNING INCENTIVE GRANT
Final Approval Application
(2009 Round)
September 2012

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	Annual Tax for Farm Preservation
Franklin	Hunterdon	Franklin Project Area	15	1,516	\$21,591,818	\$14,243	200	1,000	2,000	5.0	\$275,000	\$275,000
Total		1	15	1,516	\$21,591,818							
September 2012 MUN. PIG (2009 Round) FINAL APPROVAL TOTALS												
		1	15	1,516	\$21,591,818		200	1,000	2,000			

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(2)

**SADC EASEMENT ACQUISITION
PRELIMINARY APPROVAL
of an
"OTHER" FARM
IN THE HIGHLANDS PRESERVATION AREA**

September 27, 2012

Subject Farm: Linden Associates VI (Wade, Chris & Robert)
Block 12, Lot 1.01
Union Township, Hunterdon County
SADC ID #:10-0208DE
Approximately 11.3 Net Acres (as per Deed)

WHEREAS, pursuant to N.J.A.C. 2:76-11.3, an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on June 10, 2012 the SADC received an SADC easement acquisition application from Linden Associates for Property identified as Block 12, Lot 1.01, Union Township, Hunterdon County, totaling approximately 11.3 net acres as shown on Schedule A; and

WHEREAS, prior to June 10, 2012, Linden Associates applied to the Highlands Development Credit Bank for purchase of Highlands Development Credits on Block 12, Lot 1.01 under the Bank's Initial Purchase Program; and

WHEREAS, to be eligible for the Initial Purchase Program a property owner must have applied for preservation in a preservation program administered by the State or a local government unit and been rejected or deemed ineligible for participation based on the requisite program's eligibility criteria; and

WHEREAS, the landowner has owned the farm since December 29, 1988 and is therefore eligible for the appraisal to consider 1/1/04 zoning; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 28, 2011 which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, staff finds that the Property, with a quality score of 57.70 and 11.3 net acres, does not meet the SADC's Hunterdon County minimum ranking criteria for the "Priority" or "Alternate" categories which requires a quality score of at least 45 combined with at least 34 acres, therefore this farm is categorized as an "other" farm requiring SADC preliminary approval; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, the Property is not within, but in proximity to, the County Agriculture Development Area and both the County and Municipal Planning Incentive Grant project areas (Schedule B); and

WHEREAS, the Property is located within the New Jersey State Plan-designated Environmentally Sensitive Area (PA5) and also within the Highlands Preservation Area's "High" Agriculture Priority Area (Schedule C); and

WHEREAS, this farm has no current residences or structures; and

WHEREAS, the applicant has requested a 1-acre non-severable exception area for a future single family residence; and

WHEREAS, the farm has approximately 77% Prime and 16% Statewide soils, and approximately 55% is cropland harvested, which at the time of application is in field corn, (Schedule D); and

WHEREAS, on March 23, 2006 the SADC adopted the FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended, which approves the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding. The Property is a candidate for this funding source; and

WHEREAS, at this time there is approximately \$2.3 million of Highlands funding available; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.6 (b) 1.i., there are no "Priority" or "Alternate" Ranked applications at this time in the Highlands Preservation Area which have not already been accepted for processing and have funding earmarked; and

NOW THEREFORE BE IT RESOLVED that the SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:

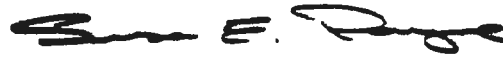
1. Enter into a 120 day option agreement.
2. Secure two independent appraisals to estimate the fair market value of the Property.

3. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC.

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.

9/27/12

Date



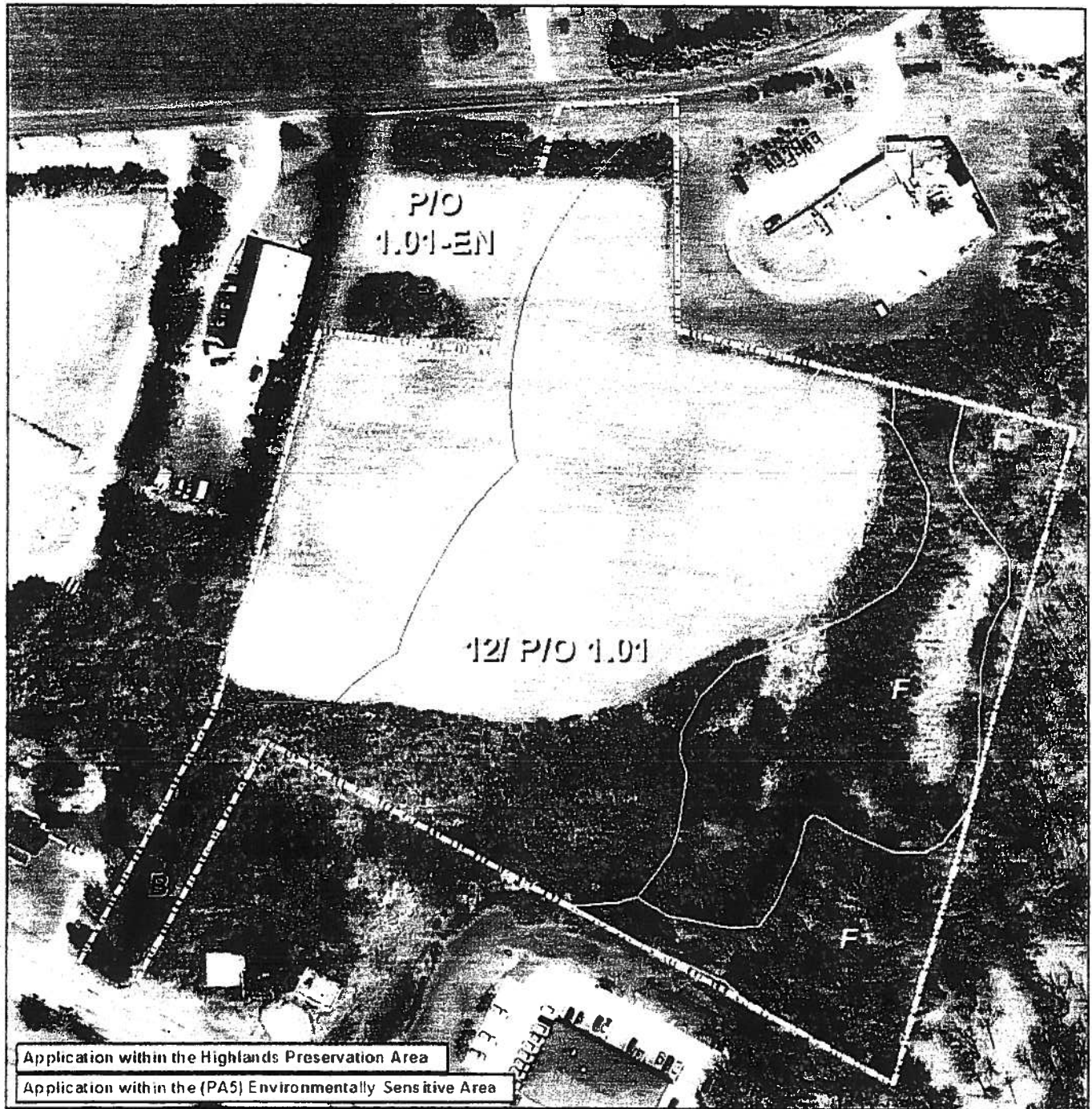
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Wetlands

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Chris Wade
Block 12 P/O Lot 101 (11.31 ac)
& P/O Lot 1.01-EN (non-severable exception - 1.0 ac)
Gross Total = 12.31 ac
Union Twp., Hunterdon County

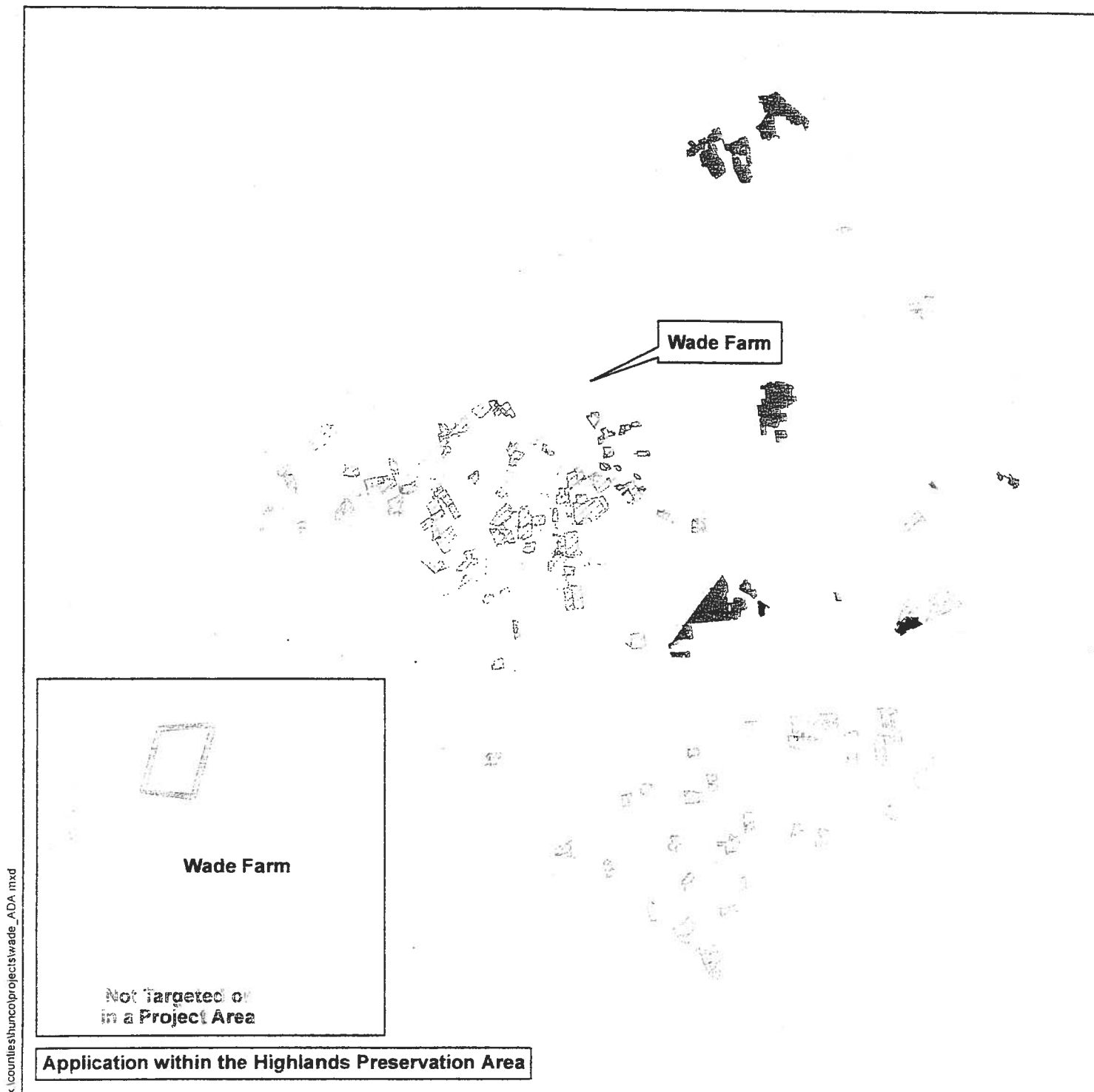
0 100 200 300 400 Feet

NOTES: 1. All wetlands shown on this map were identified by the protection staff of the New Jersey Department of Environmental Protection (NJDEP) using aerial photography and ground truthing. The data is for informational purposes only and should not be used for planning purposes. 2. The accuracy and precision of the GIS data contained in this map is not guaranteed. 3. The data is for informational purposes only and should not be used for planning purposes. 4. The data is for informational purposes only and should not be used for planning purposes. 5. The data is for informational purposes only and should not be used for planning purposes.

LEGEND
Wetlands
Wetlands of High Quality
Wetlands of Moderate Quality
Wetlands of Low Quality
Wetlands of Very Low Quality
Wetlands of No Quality

Scale: 1 inch = 400 feet
North Arrow
Date: 10/10/2010
By: [Name]

County Agricultural Development and Planning Areas

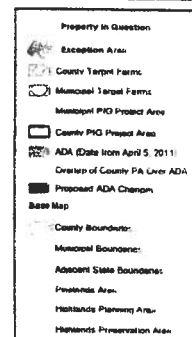


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Chris Wade
Block 12 P/O Lot 1.01 (11.31 ac)
& P/O Lot 1.01-EN (non-severable exception - 1.0 ac)
Gross Total = 12.31 ac
Union Twp., Hunterdon County

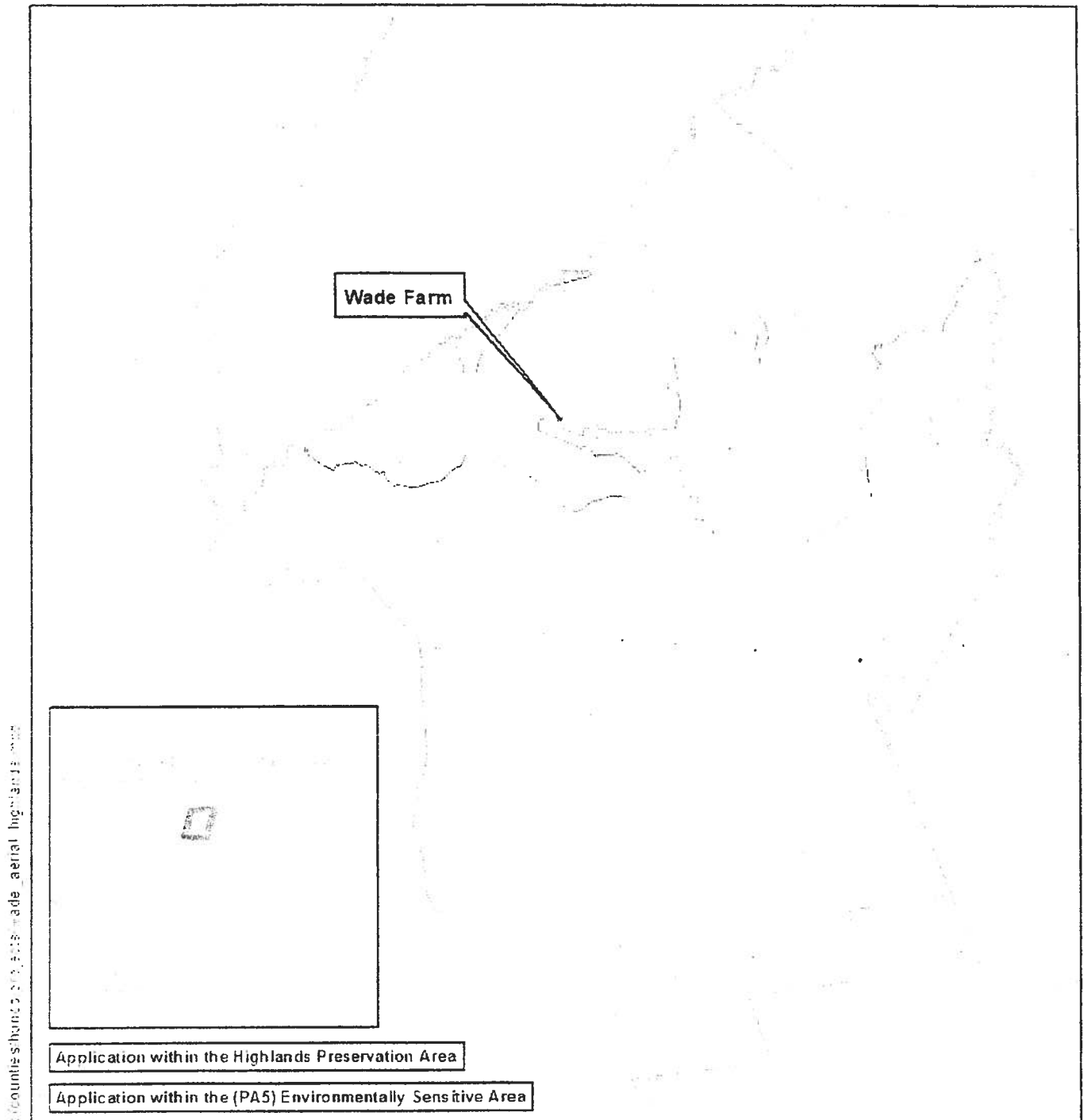
0 2.5 5 10 15 Miles

DISCLAIMER Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



August 23, 2012

Wade Farm



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Chris Wade
Block 12 P/O Lot 1.01 (11.31 ac)
& P/O Lot 1.01-EN (non-severable exception - 1.0 ac)
Gross Total = 12.31 ac
Union Twp., Hunterdon County

PROPERTY QUESTION

Wade Farm

Highlands Preservation Area

Farmland Preservation Area

County Boundary

Municipal Boundary

0 10000 20000 30000 40000 Feet

DISCLAIMER: Any use of this product without the accuracy and precision will be the user's responsibility. The data herein was developed for planning purposes only. The data herein are approximate and were developed for planning purposes only. The data herein are approximate and were developed for planning purposes only. The data herein are approximate and were developed for planning purposes only.

S. Chubb

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Hunterdon Union Twp. 1025
APPLICANT Linden Associates VI (Wade, Chris & Robert)

PRIORITIZATION SCORE

SOILS:	Other	7.64% *	0	=	.00
	Prime	76.68% *	.15	=	11.50
	Statewide	15.68% *	.1	=	1.57

SOIL SCORE: 13.07

TILLABLE SOILS:	Cropland Harvested	54% *	.15	=	8.10
	Woodlands	46% *	0	=	.00

TILLABLE SOILS SCORE: 8.10

BOUNDARIES	Farmland (Unrestricted)	31% *	.06	=	1.86
AND BUFFERS:	Streams and Wetlands	32% *	.18	=	5.76
	Residential Development	19% *	0	=	.00
	Commercial	18% *	0	=	.00

BOUNDARIES AND BUFFERS SCORE: 7.62

CONTIGUOUS	Wade	Restricted Farm or Current Application	2
PROPERTIES	CLinton-FGW	Restricted Farm or Current Application	2
/ DENSITY:	Clinton-FGW	Restricted Farm or Current Application	2

DENSITY SCORE: 6.00

LOCAL COMMITMENT: 100% * 19 = 19.00

LOCAL COMMITMENT SCORE: 19.00

SIZE: SIZE SCORE: .76

IMMIMENCE OF CHANGE: SADC Impact factor = 3.15

IMMINENCE OF CHANGE SCORE: 3.15

COUNTY RANKING:

EXCEPTIONS: EXCEPTION SCORE: .00

TOTAL SCORE: 57.70

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY12R9(3)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

KINGWOOD TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Dale & Diana Makatura and Sandra Search (Maplewood Farm)

Kingwood Township, Hunterdon County

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

SADC ID# 10-0322-PG

September 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Kingwood Township, which included the Maplewood Farm, identified as Block 7, Lot 6, Kingwood Township, Hunterdon County, totaling approximately 110 net easement acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the SADC granted final approval to Kingwood Township's Farmland Preservation PIG Plan on December 10, 2009 and to the FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, the Property includes a 4-acre non-severable exception for the existing single family residence and farmstead; and

WHEREAS, the farm contains 100% prime and statewide soils and the agricultural production at the time of application is corn and permanent pasture; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on October 20, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, the SADC certified a value of \$9,500/ acre for the development easement for the Property on June 28, 2012, based on current zoning and environmental regulations as of September 2011; and

WHEREAS, the Township has contracted with the landowner at \$10,000 per acre for the development easement, which is equal to the higher of the two appraisals; and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Kingwood Township has expended \$540,130.40 of its SADC grant funds on the preservation of the Felix Farm (Schedule B); and

WHEREAS, the Township has no other active projects pending against this balance; and

WHEREAS, the Hunterdon Land Trust (HLT) submitted a parcel application to the FY11 United States Department of Agriculture, Natural Resources Conservation Service Federal Farm and Ranch Lands Protection Program (FRPP) ; and

WHEREAS, HLT informed the SADC that the NRCS determined that the Property and Landowner qualified for FRPP grant funds; and; and

WHEREAS, for the purposes of this resolution HLT has requested the FRPP grant to be estimated at approximately \$440,000 (approximately \$4,000 per acre) in total FRPP funds; and

WHEREAS, the landowner has agreed to the additional restrictions involved with the FRPP Grant, including a 4.67% maximum impervious coverage restriction (approximately 5.13 acres available for impervious cover) on the lands being preserved outside of the exception area; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on September 4, 2012 the Kingwood Township Committee approved the application and a commitment of funding for the additional \$500/acre agreed to with the landowner; and

WHEREAS, the Hunterdon County Agriculture Development Board approved the application on September 13, 2012 and will secure a commitment of funding on October 2, 2012 from the Hunterdon County Board of Chosen Freeholders for the required local match (\$1,900/acre or 20% of CMV) should the anticipated FRPP grant not cover its entire cost share on the easement purchase; and

WHEREAS, to best leverage available funding the Township has informed the SADC they will use the FRPP grants funds to cover the entire local cost share (County and Municipality) with any remaining FRPP grant funds to be utilized to reduce the needed SADC cost share, hence, reducing the overall expenditure of Kingwood Township's PIG grant funds; and

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

WHEREAS, the cost share breakdown is approximately as follows:

Cost share breakdown prior to FRPP Grant:

	<u>Total</u>
SADC	\$627,000 (57% of purchase price & 60% of CMV or \$5,700/acre)
Hunterdon County	\$209,000 (19% of purchase price & 20% of CMV or \$1,900/acre)
Kingwood Twp	\$264,000 (24% of purchase or \$2,400/acre) <i>includes \$500/acre above CMV</i>
Total Easement Purchase	\$1,100,000 (\$10,000/acre)

Cost share breakdown after \$440,000 FRPP Grant is applied:

	<u>Total</u>	<u>FRPP \$</u>	<u>New Cost Share</u>
SADC	\$627,000 (\$5,700/acre)	\$ 22,000	\$605,000 (\$5,500/acre)
Hunterdon County	\$209,000 (\$1,900/acre)	\$209,000	\$0 (\$0/acre)
Kingwood Township	\$264,000 (\$2,400/acre)	\$209,000	\$55,000 (\$500/acre)
FRPP Grant			\$440,000 (\$4,000/acre)
	\$1,100,000	\$440,000	\$1,100,000 (\$10,000/acre)

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

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Kingwood Township for the purchase of a development easement on the Maplewood Farm by Hunterdon County, comprising approximately 110 acres, at a State cost share of \$5,700/acre for an estimated total of \$627,000 (60% of certified market value and 57% of the purchase price and estimated total cost - Schedule B) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds (estimated \$22,000) from the United States Department of Agriculture, Natural Resources Conservation Service under the FY11 Federal Farm and Ranch Lands Protection Program to offset SADC grant needs on the Property; and

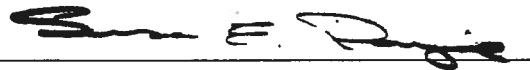
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Preserved Farms and Active Applications Within Two Miles

x:\counties\hunco\projects\Maplewood11_2mile.mxd



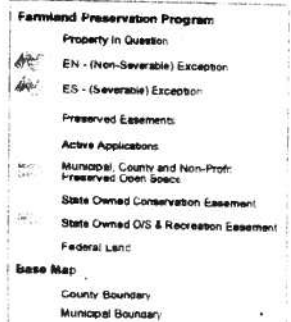
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Makatura, Dale & Diane / Maplewood Farm
Block 4 Lot(s) P/O 7 (108.11 ac) & P/O 7-EN (non-severable exception - 4.0 ac)
Total = 112.11 ac
Kingwood Twp., Hunterdon County

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

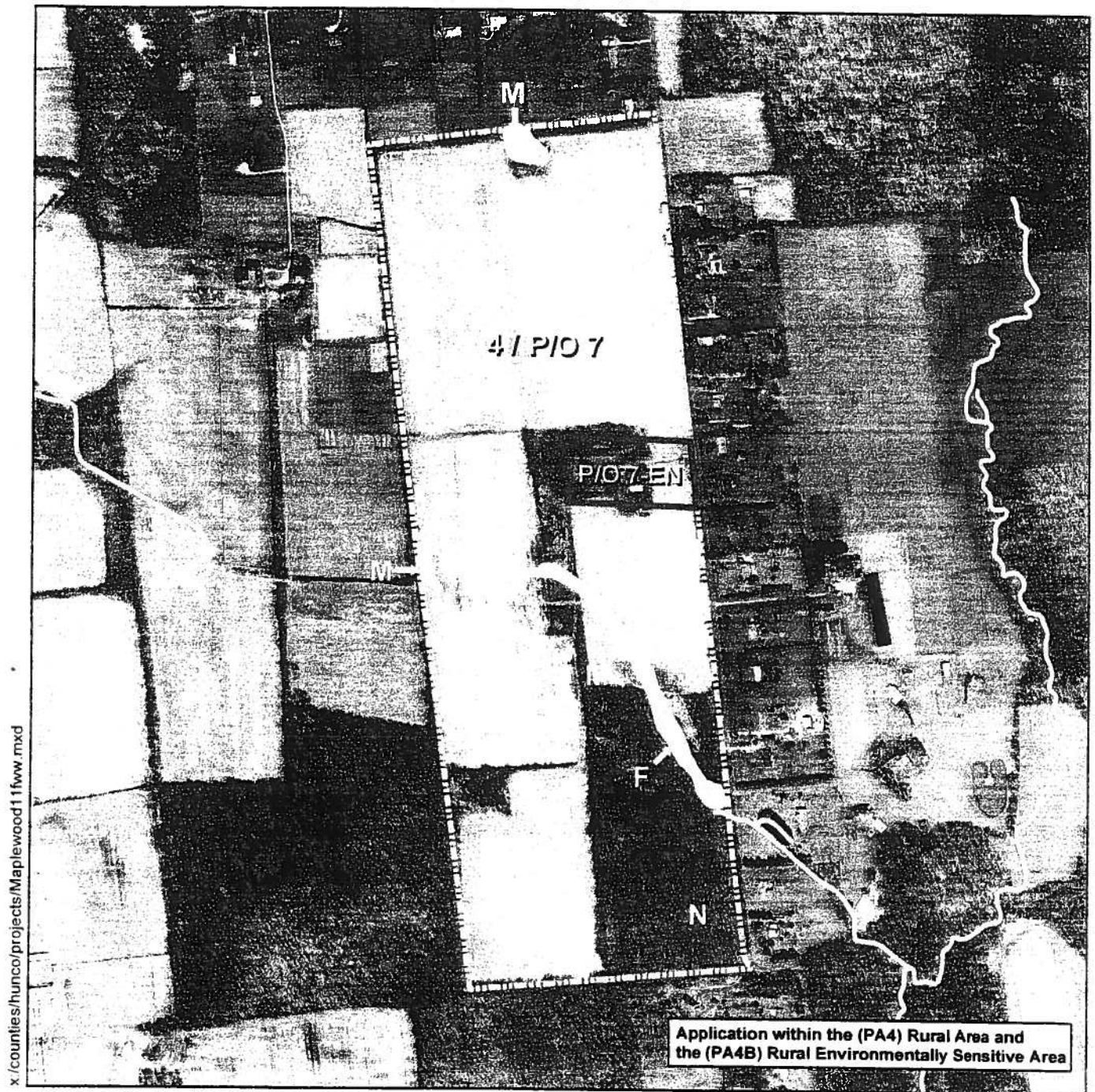
NOTE:

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/OGIS 2007/2008 Digital Aerial Image
Date: 9/29/2011

Schedule A



x:\counties\hunco\projects\Maplewood11fwv.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Makatura, Dale & Diane / Maplewood Farm
Block 4 Lot(s) P/O 7 (108.11 ac) & P/O 7-EN (non-severable exception - 4.0 ac)
Total = 112.11 ac
Kingwood Twp., Hunterdon County

500 250 0 500 1,000 Feet



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

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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOT/OGIS 2007/2008 DigitalAerial Imagery

Date: 9/29/2011

Municipal Planning Incentive Grant
Kingwood Township, Hunterdon County

Schedule D

Farm	SADC ID#	Acres	SADC Certified Per Acre	Negotiated Per Acre	SADC Grant Per Acre	Easement Consideration	SADC			Federal Grant		579 - 07 FPF		FY09		FY11		Cum Approp	Cum Expn	Cum Encumbered	Balance
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	Expended	Balance	Balance							
Felix	10-0281-PG	169.970	9,000.00	9,000.00	6,400.00	1,528,730.00	1,528,730.00	917,838.00	645,898.00	387,531.60	530,306.40	530,306.40	219,693.60	500,000.00	1,250,000.00						82,869.60
Felix ancillary costs								9,824.00			9,824.00		9,824.00								
Maplewood	10-0322-PG	110.000	9,500.00	10,000.00	5,700.00	1,100,000.00	1,045,000.00	627,000.00	440,000.00	22,000.00	627,000.00										
Total Pending	1	110.000						627,000.00													
Total Encumbered																					627,000.00
Closed/Expended	1	169.970										540,130.40							540,130.40		82,869.60
Total																					

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Maplewood Farm (Makatura, Dale & Diana / Sandra Search)
10- 0322-PG
No Value Selected PIG EP - Municipal 2007 Rule
110 Acres

Block 7	Lot 6	Kingwood Twp.	Hunterdon County
SOILS:		Prime	87% * .15 = 13.05
		Statewide	13% * .1 = 1.30
			SOIL SCORE: 14.35
TILLABLE SOILS:		Cropland Harvested	75% * .15 = 11.25
		Woodlands	25% * 0 = .00
			TILLABLE SOILS SCORE: 11.25
FARM USE:	Corn-Cash Grain	86 acres	rotating field crops: Corn, Soy etc
	Other	15 acres	permanent pasture

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st four (4) acres for for exisiting improvements
 - Exception is not to be severed from Premises
 - c. Additional Restrictions:
 1. 4.67% impervious cover max (approx 5.3 acres) pursuant to Federal Farm and Ranch Land Protection Program
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013 R9(4)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MONTGOMERY TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Pariso Family Trust

Montgomery Township, Somerset County

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

SADC ID# 18-0202-PG

September 27, 2012

WHEREAS, on August 11, 2012, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Montgomery Township, which included the Pariso Family Trust Farm, identified as Block 14001, Lot 27, Montgomery Township, Somerset County; totaling approximately 12 net easement acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the SADC granted final approval to Montgomery Township's Farmland Preservation PIG Plan on January 28, 2010 and the FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, the Property includes a 1.5-acre non-severable exception for an existing single family residence and a future garage apartment; and

WHEREAS, the farm contains 100% prime and statewide soils and the agricultural production at the time of application is Christmas Trees and horticulture specialties; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on September 13, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, the SADC certified a value of \$19,000/ acre for the development easement for the Property on June 28, 2012, based on current zoning and environmental regulations as of April 2012; and

WHEREAS, the Township has contracted with the landowner at the Certified Fair Market Value of \$19,000 per acre for the development easement; and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Montgomery Township has expended \$704,167.20 of its SADC grant funds on the preservation of the Rossmassler Property (Schedule B); and

WHEREAS, the Township has one other active project pending against this balance; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on September 6, 2012 the Montgomery Township Committee approved the application and a funding commitment for up to approximately \$3,800/acre; and

WHEREAS, Montgomery Township requested a 10% impervious cover restriction be added to the Deed of Easement for the protection of water recharge and view shed, which equal to approximately 1.2 acres of land available for the construction of agricultural and other related infrastructure permitted on the Property outside of the exception area; and

WHEREAS, the impervious cover definition utilized for farms receiving Federal Farm and Ranch Lands Protection Program (FRPP) will be utilized (Schedule C); and

WHEREAS, the Somerset County Agriculture Development Board approved the application on September 4, 2012 and secured a commitment of funding for an estimated \$3,400/acre from the Somerset County Board of Chosen Freeholders for the required local match on September 26, 2012; and

WHEREAS, the cost share breakdown is approximately as follows:

	<u>Total</u>
SADC	\$136,800 (60% of purchase price or \$11,400/acre)
Somerset County	\$ 45,600 (20% of purchase price or \$3,800/acre)
Montgomery Twp	\$ 45,600 (20% of purchase price or \$3,800/acre)
Total Easement Purchase	\$228,000 (\$19,000/acre)

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

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

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

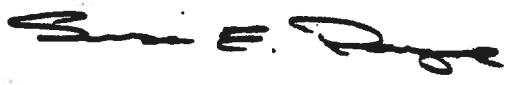
NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Montgomery Township for the purchase of a development easement on the Property by Somerset County, comprising approximately 12 acres, at a State cost share of \$11,400/acre for an estimated total of \$136,800 (60% of certified market value and 60% of the purchase price) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

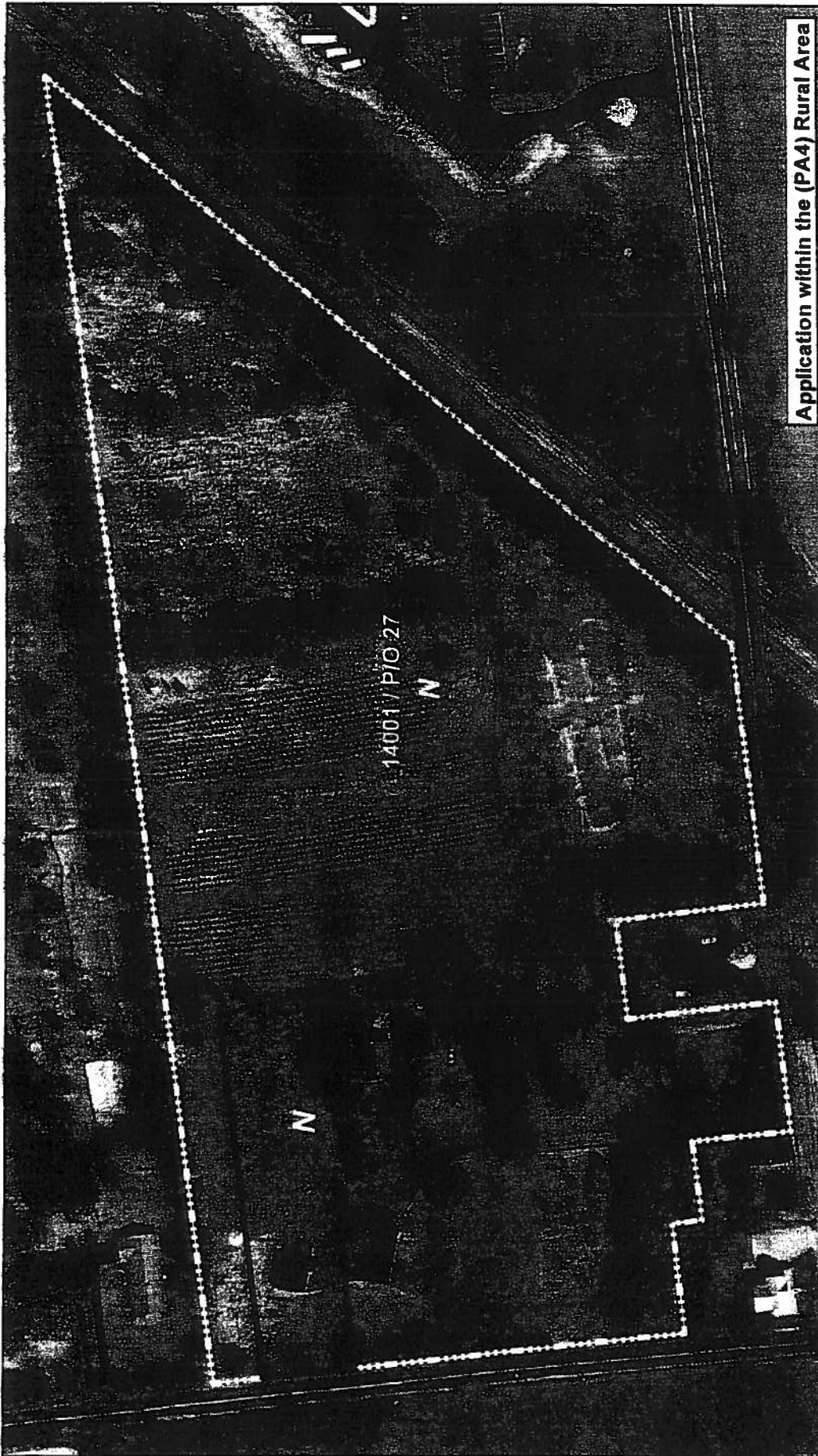
9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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



Application within the (PA4) Rural Area

- Property in Question**
- Ek - (Non-Severable) Exception
 - Es - (Severable) Exception
 - Wetlands Boundaries
 - Municipal, County and Non-Profit
 - Prescribed Open Space
 - State Owned Conservation Easement
 - State Owned O&B & Recreation Easement



- Wetlands Legend:**
- FW - Freshwater Wetlands
 - L - Linear Wetlands
 - M - Wetlands Modified for Agriculture
 - T - Tidal Wetlands
 - NW - Non-Wetlands
 - W - Water

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

Date: 8/18/2011

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pariso, Jean & Jesse (Family Trust)
 Block 14001 P/O Lot 27 (11.64 ac)
 & P/O Lot 27-EN (non-severable exception 1.5 ac)
 Gross Total - 13.14 ac
 Montgomery Twp. Somerset County



DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and any other data used in this project is not guaranteed. Users are advised to conduct their own field verification of horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a Licensed Professional Land Surveyor.

Municipal Planning Incentive Grant
Montgomery Township, Somerset County

Montgomery Township, Somerset County																		
Municipality																		
Farm	Acres	SADC		Negotiated & Approved Per Acre	SADC Grant Per Acre	Easement Consideration	SADC		579 - 07 FPF			733 - GSPT			Cum Approp	Cum Expend	Cum Encumbered	Balance
		Certified Per Acre	SADC				Cost Basis	Cost Share	Encumbered	Expended	Balance	Encumbered	FY11 Balance					
Rossmasser Paiso	55.954 12.000	22,000.00 19,000.00	25,500.00 19,000.00	13,200.00 11,400.00	1,360,323.00 228,000.00	1,173,612.00 228,000.00	704,167.20 136,800.00	704,167.20 45,832.80	704,167.20 0.00	45,832.80 0.00	90,967.20	409,032.80	500,000.00	1,250,000.00	704,167.20	136,800.00	409,032.80	
Howard	90.000																	
Total Pending							136,800.00										136,800.00	
Total Encumbered								45,832.80			90,967.20					704,167.20		
Closed/Expended	97.954																	
Total																		
Reprogram Out																		

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Pariso, Jean & Jesse (Family Trust)

18- 0202-PG

FY 2009 PIG EP - Municipal 2007 Rule

12 Acres

Block 14001	Lot 27	Montgomery Twp.	Somerset County
SOILS:			
	Prime	4% * .15	= .60
	Statewide	96% * .1	= 9.60
			SOIL SCORE: 10.20
TILLABLE SOILS:			
	Cropland Harvested	78% * .15	= 11.70
	Woodlands	22% * 0	= .00
			TILLABLE SOILS SCORE: 11.70
FARM USE:			
	Christmas Trees	12 acres	
	Horticulture Specialties	acres	flowers

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (1.5) acres for existing single family residence and future garage apartment
 - Exception is not to be severed from Premises
 - Exception is to be restricted to two single family residential unit(s)
 - c. Additional Restrictions:
 1. 1.5 acre exception area is to be restricted to one single family residence and one future ancillary apartment unit.
 2. Township initiated 10% impervious cover restriction to be defined by the use of standard definitions, language and interpretations provided through the Federal Farm and Ranch Lands Protection Program (FRPP).
 3. "Impervious surface, for purposes of the Deed of Easement, is defined as any structure or surface that prevents the infiltration of precipitation into the land. Examples of impervious surface include, but are not limited to, pavement, sidewalks, permanent driveways, machine compacted soil, compacted stone areas, roof tops, barns, sheds, houses, garages, commercial buildings, agricultural buildings, hoop houses, greenhouses, plastic or other impermeable ground cover, and foundations. This term shall not include seasonal structures or ground covers that remain in place for no more than ten months per calendar year, unimproved farm lanes, or areas in field-based crop production. Conservation practices listed in the United States Department of Agriculture's Natural Resources Conservation Service Field Office Technical Guide are not considered impervious surface when implemented according to the practice standard."
 - 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

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

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 FY2013R5(5)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**WOOLWICH TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Ben Sorbello
Woolwich Township, Gloucester County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID# 08-0148-PG**

September 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Woolwich Township, which included the Sorbello Farm, identified as Block 49, Lot 2, and Block 50, Lot 2, Woolwich Township, Gloucester County, totaling approximately 80.56 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Woolwich Township's PIG plan on May 29, 2009 and the FY2013 PIG Plan application annual update on May 24, 2012 ; and

WHEREAS, the Property includes a one-acre non-severable exception for (and restricted to) one single family residence; and

WHEREAS, the farm's agricultural production at the time of application is vegetables; and

WHEREAS, the Property has a rank score of 72.89 which exceeds 70% of the County's average quality score of 41 as determined by the SADC on July 24, 2010; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on January 25, 2012 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, pursuant to N.J.A.C. 2:76-17A.11, the SADC certified a value of \$14,400 / acre based on the "current value" date of March 6, 2012 for the development easement for the Property on June 28, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner agreed to sell the development easement to the Township for \$14,400 per acre; and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Woolwich Township has expended \$434,403 of its SADC grant funds leaving a cumulative balance of \$815,597 (Schedule B); and

WHEREAS, Woolwich Township has one other project pending against this balance with SADC certified values, the Vandergracht farm; and

WHEREAS, Woolwich Township and Gloucester County shall inform the SADC in regard to its prioritization of pending projects and funding requirements; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, by resolution the Woolwich Township Committee approved the application and its funding commitment for 20% of the easement purchase (estimated \$232,000) on the Sorbello Farm on August 6, 2012, and the Gloucester County Agriculture Development Board approved the application on August 9, 2012 and secured a commitment of funding for 20% of the easement purchase (estimated \$232,000) from the Gloucester County Board of Chosen Freeholders for the required local match on August 8, 2012; and

WHEREAS, the estimated cost share break down is as follows:

SADC	\$696,000	(\$8,640/acre or 60%)
Woolwich Twp	\$232,000	(\$2,880/acre or 20%)
<u>Gloucester County</u>	<u>\$232,000</u>	<u>(\$2,880/acre or 20%)</u>
Total	\$1,160,000	(\$14,400/acre)

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

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Woolwich Township for the purchase of a development easement on the Sorbello Farm by Gloucester County, comprising approximately 80.56 acres, at a State cost share of \$8,640 per acre for an estimated total of \$696,000 (60% of certified market value and 60% of purchase price and estimated total cost) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

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

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

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

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

9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

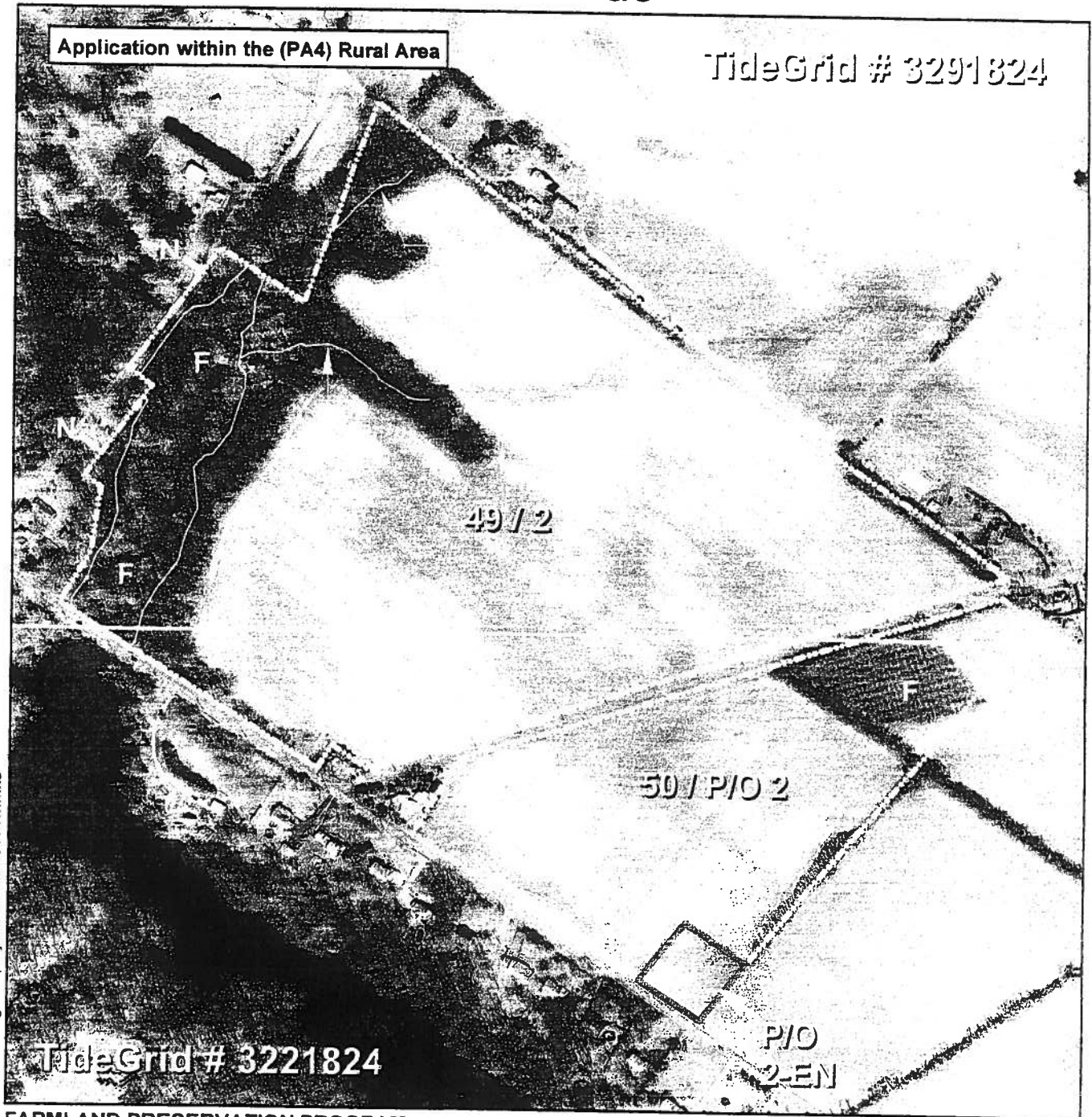
Wetlands

Schedule A

Application within the (PA4) Rural Area

TideGrid # 3291824

x:\counties\glou\projects\SorbelloBfww.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Sorbello, Benny A
Block 49 Lot 2 (60.35 ac)
Block 50 P/O Lot 2 (80.76 ac) & P/O Lot 2-EN (non-severable exception - 1.01 ac)
Gross Total = 81.76 ac
Woolwich Twp., Gloucester County

500 250 0 500 1,000 Feet

TIDELANDS DISCLAIMER:
The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4 "Tidelands Claims Maps". These linear features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official delineation of Tidelands/Riparian claims.

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

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

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

Date: 1/4/2012

Schedule B

Municipal Planning Incentive Grant Woolwich Township, Gloucester County

Farm	SADC ID#	Acres	Pay Acres	SADC Certified Per Acre	SADC Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC		579 - 07 FPF			733 - GSPT			Cum Approp	Cum Expended	Cum Encumbered	Balance
								Cost Basis	Cost Share	Encumbered	Expended	Balance	Encumbered	Expended	Balance				
Eastlack	08-0096-PG	47.540	46.710	15,500.00	15,500.00	9,300.00	60.00%	724,005.00	434,403.00	315,597.00	434,403.00	315,597.00	500,000.00		1,250,000.00	434,403.00	815,597.00	0.00	
Soibello, Benny (Family)	08-0148-PG	80.556		14,400.00	14,400.00	8,640.00	60.00%	1,160,000.00	696,000.00			0.00	380,403.00						
VanderGracht	08-0149-PG	18.800		15,400.00	15,400.00	9,240.00	60.00%	289,520.00	173,712.00				119,597.00						
Total Pending	2	95.356							869,712.00	315,597.00	434,403.00		500,000.00				815,597.00		
Total Encumbered																			
Closed/Expended	1	47.540							434,403.00		434,403.00					434,403.00		0.00	
Total																			
Reprogram Out																			

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Sorbello, Benny A. (Family LLC)

08- 0148-PG

FY 2009 PIG EP - Municipal 2007 Rule
82 Acres

Block 49	Lot 2	Woolwich Twp.	Gloucester County
Block 50	Lot 2	Woolwich Twp.	Gloucester County
SOILS:		Other	14% * 0 = .00
		Prime	76% * .15 = 11.40
		Statewide	10% * .1 = 1.00
			SOIL SCORE: 12.40
TILLABLE SOILS:		Cropland Harvested	86% * .15 = 12.90
		Woodlands	14% * 0 = .00
			TILLABLE SOILS SCORE: 12.90
FARM USE:		Vegetable & Melons	80 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for future single family residence
 - Exception is not to be severed from Premises
 - Exception is to be restricted to one single , family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY20132R9(6)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

WOOLWICH TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Tracie Vandergracht
Woolwich Township, Gloucester County

N.J.A.C. 2:76-17A. et seq.
SADC ID# 08-0149-PG

September 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Woolwich Township, which included the Vandergracht Farm, identified as Block 55, Lot 3, Woolwich Township, Gloucester County, totaling approximately 18.8 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Woolwich Township's PIG plan on May 29, 2009 and the FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, the Property includes a one-acre non-severable exception for a single family residence; and

WHEREAS, the farm's agricultural production at the time of application is pasture, hay production and an equine operation; and

WHEREAS, the equine operation consists of 9 horses which the landowner breeds and/or trains for sale with no other equine service activities occurring on the farm; and

WHEREAS, the Property has a rank score of 69.62 which exceeds 70% of the County's average quality score of 41 as determined by the SADC on July 24, 2010; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on January 27, 2012 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, pursuant to N.J.A.C. 2:76-17A.11, the SADC certified a value of \$15,400/acre based on the "current value" date of March 6, 2012 for the development easement for the Property on June 28, 2012; and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Woolwich Township has encumbered and/or expended \$1,129,923 of its SADC grant funds leaving a cumulative balance of \$120,077, (Schedule B); and

WHEREAS, the estimated SADC cost share for the Property is \$173, 712; and

WHEREAS, based on the current grant need for the Property is a potential \$54,115 grant shortfall; and

WHEREAS, SADC records show Woolwich Township also has no additional projects in the application or appraisal phase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, by resolution the Woolwich Township Committee approved the application and its funding commitment for 20% of the easement purchase (estimated \$58,000) on the Vandergracht Farm on August 6, 2012, and the Gloucester County Agriculture Development Board approved the application on August 9, 2012 and secured a commitment of funding for 20% of the easement purchase (estimated \$58,000) from the Gloucester County Board of Chosen Freeholders for the required local match on August 8, 2012; and

WHEREAS, Gloucester County inadvertently did not include the additional funding needed to cover the \$54,115 shortfall in "SADC" funding; and

WHEREAS, the Gloucester County CADB has assured SADC staff that the CADB and the Gloucester County Board of Chosen Freeholders have agreed to increase their cost share to 38.6% of the easement value or an estimated \$111,923 to cover this shortfall and will solidify this with resolutions; and

WHEREAS, the estimated cost share break down is as follows:

SADC	\$119,597	(\$6,361.54/ acre or 41.4%)
Woolwich Twp	\$ 58,000	(\$3,077/ acre or 20%)
Gloucester County	\$111,923	(\$5,936/ acre or 38.6% each)
Total	\$289,520	(\$15,400/ acre)

WHEREAS, should additional SADC funds become available, potentially due to an acreage overestimation on the Sorbello Farm, the SADC cost share may increase up to 60% of the easement purchase as per N.J.A.C. 2:76-6.11; and

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

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Woolwich Township for the purchase of a development easement on the Vandergracht Farm by Gloucester County, comprising approximately 18.8 acres, at a State cost share of \$6,361.54 per acre for an estimated total of \$119,597 (41.4% of certified market value and 41.4% of purchase price and estimated total cost) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

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

BE IT FURTHER RESOLVED, should additional SADC funds become available, potentially due to an acreage overestimation on the Sorbello Farm, the SADC cost share may increase up to 60% of the easement purchase as per N.J.A.C. 2:76-6.11; and

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

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

9/27/12
Date



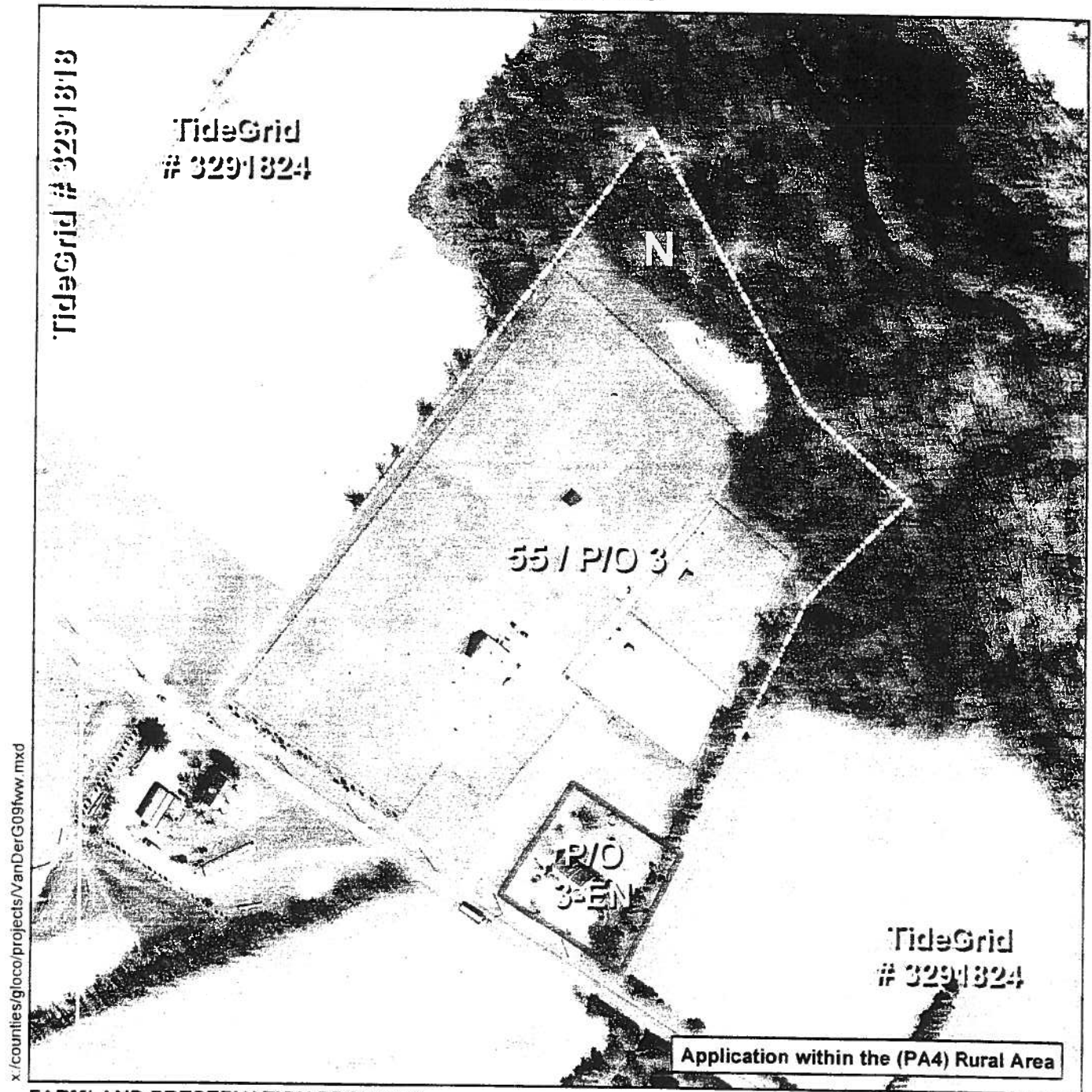
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Wetlands

Schedule A



x:\counties\gloco\projects\VanDerG09fw\w.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

VanDerGracht, Tracie
Block 55 P/O Lot 3 (16.97 ac) & P/O Lot 3-EN (non-severable exception - 1.19 ac)
Gross Total = 18.17 ac
Woolwich Twp., Gloucester County

200 100 0 200 400 Feet



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

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

Sources
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJDOTGIS 2007/2008 DigitalAerial Imagery

Date: 6/8/2012

Schedule B

Municipal Planning Incentive Grant
Woolwich Township, Gloucester County

Farm	SADC ID#	Acres	Pay Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC		578 - 07 FPF			733 - GSPT			Cum Approp	Cum Expend	Cum Encumbered	Balance
								Cost Basis	Cost Share	Encumbered	Expended	Balance	Encumbered	Expended	Balance				
Eastlack	08-0096-PG	47.540	46.710	15,500.00	15,500.00	9,300.00	60.00%	724,005.00	434,403.00	315,597.00	434,403.00	315,597.00	500,000.00	380,403.00	119,597.00	1,250,000.00	434,403.00	815,597.00	0.00
Sorballo, Benny (Family)	08-0148 PG	80.556		14,400.00	14,400.00	8,640.00	60.00%	1,160,000.00	696,000.00	315,597.00		0.00	119,597.00						
VanderGracht	08-0149 PG	18.800		15,400.00	15,400.00	9,240.00	60.00%	289,520.00	173,712.00				119,597.00		-54,115.00				
Total Pending	2	93.356							869,712.00	315,597.00	434,403.00		500,000.00				434,403.00	815,597.00	0.00
Total Encumbered																			
Closed/Expended	1	47.540							434,403.00		434,403.00								
Total																			
Reprogram Out																			

7-12-2016

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Tracie Vandergracht
08- 0149-PG
FY 2009 PIG EP - Municipal 2007 Rule
17 Acres

Block 55	Lot 3	Woolwich Twp.	Gloucester County
SOILS:			
		Other	10% * 0 = .00
		Prime	90% * .15 = 13.50
			SOIL SCORE: 13.50
TILLABLE SOILS:			
		Cropland Harvested	28% * .15 = 4.20
		Other	22% * 0 = .00
		Permanent Pasture	50% * .02 = 1.00
			TILLABLE SOILS SCORE: 5.20
FARM USE:			
		Hay	5 acres
		Horse & Other Equine	9 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for around existing dwelling
 - 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 FY2013R9(7)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

BEZR Homes LLC/NAR Farm ("Owner")

East Greenwich Township, Gloucester County

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

SADC ID# 08-0132-PG

September 27, 2012

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

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

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

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

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

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 17, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 28, 2012 the SADC certified a development easement value of \$28,000 per acre based on zoning and environmental regulations in place as of October 3, 2011; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11 subject to available funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the subject farm, comprising approximately 114 acres, at a State cost share equaling the amount of the final FRPP grant estimated to be approximately \$999,500 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED, that the SADC grant will be funded and limited to FRPP grant monies available and no additional SADC grant funds can be sought for this Property; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Wetlands

Application within the (PA4) Rural Area

x:\counties\glco\projects\bezr_fw\fw.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

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

TIDELANDS DISCLAIMER

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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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



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

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

August 29, 2011

County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.										SADC		1,500,000		3,000,000		Balance			
App	Municipality	Plus 3 Percent	Acres	SADC Certified	Negotiated & Approved	Per Acre	SADC Grant	Actual Easement	Share	Total Federal Grant	Base Grant		Competitive Grant		subject to availability	& approval			
											Per Acre	Per Acre	Consideration	Expend			Balance	Encumbered at Final	Balance
Farm	Woolwich			11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98											
DiBella, Joseph & Wright,	Woolwich			12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10											
DiBella, Michael & Jane	Manitua			16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40											
Still Run Properties LLC	Woolwich			15,000.00	15,000.00	9,000.00	793,500.00	476,100.00											
Chiucarello, Matthew	Manitua			14,000.00	14,000.00	8,400.00	347,914.00	208,748.40											
Prove, Gary	Woolwich			11,000.00	11,000.00	6,600.00	857,912.00	504,847.20											
Heatherwood Farms III, L.L.C.	Harrison			24,500.00	24,500.00	14,700.00	819,476.00	491,685.60											
W.W. Heritage Sons, Inc.	South Harrison	120.510		11,900.00	11,900.00	7,140.00	1,434,069.00	860,441.40		630,400.00									
Maccherone, Santo J./	East Greenwich	117.420		28,000.00	28,000.00	8,512.18	3,287,760.00	999,500.00		999,500.00									
Bezr Homes LLC (Zeck)																			
Waiting for final approvals & funding																			
Ayling, A. & R.	Washington			20,400.00	22,400.00	12,240.00	828,800.00	452,880.00											
Doyle, Tim and Michelle	Franklin			2,300.00		1,380.00	0.00	121,440.00											
Holtzhauer, Charles & Son	Harrison			21,100.00		12,660.00	0.00	1,169,530.80											
FurFair, John & Terry	Manitua			24,200.00		14,520.00		392,040.00											
Urban, George and Robert	West Deptford			9,500.00		5,700.00		666,900.00											
Stecher, Dave and Al	Woolwich			14,250.00		8,550.00		668,182.50											
Palane, Alfio & Mary T	Greenwich			12,300.00		7,300.00		919,800.00											
Workman, Marjorie & John	East Greenwich			18,000.00		10,800.00	0.00	691,200.00											
Lanza, Noreen	East Greenwich			7,800.00		4,800.00		374,400.00											
Bartholomew, Claire	Harrison			12,500.00		7,500.00		165,000.00											
Fardella	Harrison			22,000.00		13,200.00		1,029,600.00		995,000.00									
Sorbello et al	Woolwich			5,500.00		3,650.00		302,950.00											
Fare, Charles and Carol	Woolwich			12,000.00		7,200.00		804,888.00											
Maglio, Victor	East Greenwich			12,000.00		7,200.00		93,600.00											
Man Si Devop/Lail Family	East Greenwich			12,000.00		7,200.00		511,200.00											
Stelka, William & Helen #1	East Greenwich			12,000.00		7,200.00		187,200.00											
Stelka, William & Helen #2	Greenwich			12,000.00		7,200.00		259,200.00											
Stelka, William & Helen #3	Greenwich			12,000.00		7,200.00		151,200.00											
Stelka, Robert S. & William Jr.	Greenwich			12,000.00		7,200.00		244,800.00											
Longley, Edward Jr.	Elk			12,000.00		7,200.00		122,400.00											
GEMA LLC	Harrison			12,000.00		7,200.00		309,600.00											
Headland, Richard & Cindy	Harrison			12,000.00		7,200.00		36,000.00											
Horne, Brian	Harrison			12,000.00		7,200.00		72,000.00											
Sorbello, Joseph F. & Shirley	South Harrison			12,000.00		7,200.00		468,000.00											
Rizzi, Sam	South Harrison			12,000.00		7,200.00		943,200.00											
Petriggolo, Gregory	Woolwich			12,000.00		7,200.00		540,000.00											
																As of 8/17/2012			

As of 6/17/2012

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

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

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

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

SOIL SCORE: 14.15

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

TILLABLE SOILS SCORE: 14.10

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for Future home
 - Exception is not to be severed from Premises
 - Right to Farm language is to be included in Deed of Easement
 - Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(8)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Daniel C. and Diane F. Cruzan ("Owner")
Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0087-PG
September 27, 2012

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of Cumberland County's PIG plan on December 10, 2009 and its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on July 15, 2009, the SADC received an application for the sale of a development easement from Cumberland County for the Cruzan Farm identified as Block 11, Lot 6, Hopewell Township, Cumberland County, totaling approximately 93 acres hereinafter referred to as "Property" (Schedule A); and

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

WHEREAS, the Property has one (1) single family residence on the land to be preserved and one 2.2 acre severable exception for a future single family residence; and

WHEREAS, the Property has a rank score of 61.52 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 23, 2008; and

WHEREAS, the Property is currently in nursery production, soybeans and hay; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 21, 2009 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on December 10, 2009 the SADC certified a development easement value of \$6,300 per acre based on zoning and environmental regulations in place as of October 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$6,300 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on February 11, 2010 the Hopewell Township Committee approved the Owner's application for the sale of a development easement, but is not participating financially in the easement purchase; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on February 24, 2010 and secured a commitment of funding for \$2,250.00 per acre (35.71% of certified value and the easement purchase) from the Cumberland County Board of Chosen Freeholders for the required local match on April 22, 2010; and

WHEREAS, on July 20, 2012 the County prioritized its farms and submitted its application in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

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

WHEREAS, the entire SADC FY11 County base grant of \$1,500,000 has been encumbered or expended; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$374,268.60 from the competitive grant, leaving a maximum FY11 Competitive grant eligibility to the county of \$71,012.13 (Schedule C); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Daniel C. and Diane F. Cruzan Farm, comprising approximately 92.412 acres, at a State cost share of \$4,050.00 per acre (64.29% of certified market value and purchase price) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

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

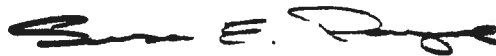
BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Wetlands

Schedule A

x:/counties/cumco/projects/cruzan10fww.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Daniel and Diane Cruzan
Block 11 Lots P/O 6 (94.3 ac) & P/O 6-ES (severable exception - 2.2 ac)
Gross Total = 96.5 ac
Hopewell Twp., Cumberland County

500 250 0 500 1,000 Feet



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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

August 11, 2009

New Jersey Farmland Preservation
Competative Ranking Report
Farms Receiving Final Approval September 27, 2012
Farms to Utilize Competitive Grant Monies

Schedule B

FY 2011 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Monmouth County	Manalapan Twp.	Diamond Developers @ Burke Farms	96	110	20	40	50	0
Cumberland County	Hopewell Twp.	Cruzan, Daniel C & Diane F.	93	100	0	50	50	0
Monmouth County	Upper Freehold Twp.	Lustgarten Nurseries #4 (Lot 6B)	74	50	0	0	50	0

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Cruzan Farm
06- 0087-PG
County PIG Program
93 Acres

Block 11	Lot 6	Hopewell Twp.	Cumberland County
SOILS:		Prime	95% * .15 = 14.25
		Statewide	5% * .1 = .50
			SOIL SCORE: 14.75
TILLABLE SOILS:		Cropland Harvested	99% * .15 = 14.85
		Other	1% * 0 = .00
			TILLABLE SOILS SCORE: 14.85
FARM USE:	Ornament Nursery Products	40 acres	
	Soybeans-Cash Grain	27 acres	
	Hay	25 acres	

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (2.2) acres for future dwelling
 - Exception is severable
 - Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - Standard Single Family
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. 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.
6. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(9)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

SUSSEX COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

David Lane

Wantage Township, Sussex County

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

SADC ID# 19-0021-PG

September 27, 2012

WHEREAS, on December 17, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Sussex County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the FY2010 plan on November 5, 2009 and approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on July 28, 2011 the SADC received an application for the sale of a development easement from Sussex County for the Lane Farm identified as Block 138 Lot 4.01, Wantage Township, Sussex County, totaling approximately 125 net acres hereinafter referred to as "Property" and as identified on the attached map (Schedule A); and

WHEREAS, the Property is located in Sussex County's Kittatiny Valley East Project area; and

WHEREAS, the Property has one (1) existing single family residence, zero (0) residences used for agricultural labor, no exceptions and no pre-existing non-agricultural uses ; and

WHEREAS, the Property has a rank score of 56.83 which exceeds 70% of the County's average quality score of 35, as determined by the SADC on July 24, 2010; and

WHEREAS, the Property is in field crops and beef production; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 25, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on December 8, 2011 the SADC certified a development easement value of \$3,500 per acre based on zoning and environmental regulations in place as of 8/17/11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,500 per acre for the development easement for the Property on March 12, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 19, 2012 the Sussex CADB passed a resolution granting final approval to the Property and secured a commitment of funding for 28.57% of the easement purchase or \$1,000 per acre from the Sussex County Board of Chosen Freeholders for the required local match on May 9, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on July 26, 2012, the Wantage Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(d), the County prioritized its farms and the ranking and submitted the ranking to the SADC on July 20, 2012 to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

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

WHEREAS, to date Sussex County has encumbered \$218,646.45 in base grant funding for the Tommaso farm leaving a balance of approximately \$1,281,353.55; and; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 128.75 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the Sussex County Agriculture Development Board is requesting \$321,875.00, leaving a balance of approximately \$959,478.55 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Lane Property, comprising approximately 128.75 acres, at a State cost share of \$2,500 per acre (71.43% of certified market value) for a total grant of approximately \$321,875, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule "C"; and

BE IT FURTHER RESOLVED, that the SADC grant will consist of \$321,875 from the base grant fund only; and

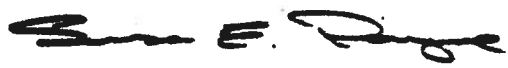
BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	RECUSED
Alan A. Danser	YES
James Waltman	ABSENT

Wetlands

Application within the (PA4b) Rural Env Sensitive Area

x:\counties\susco\projects\lane_fw.mxd



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

David Lane
 Block 138 Lot 4.01 (126.9 ac)
 Gross Total = 126.9 ac
 Wantage Twp., Sussex County

500 250 0 500 1,000 Feet

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



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

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

August 8, 2011

Schedule B

Sussex County New Jersey Farmland Preservation Program Preservation Program County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq. FY2011 Funding

Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC			1,500,000			3,000,000		Cap Total	Cum Encumbered	Balance subject to availability & approval
								Cost Basis	Cost Share	Encumbered at Final	Base Grant PV Encumbered	Encumbered at Final	Balance	Encumbered at Final	Balance			
Tomasso, Louis (Pittenger) Lane, David Keyes, Judith Ravens MAC Land Trust of Franklin	Green Wantage Wantage Frankford	47,000	48,410	9,700.00	9,750.00	5,830.00	60.00%	428,458.70	257,075.22	281,746.20	218,646.45	1,281,353.55				4,500,000.00	962,527.28	3,537,472.72
		125,000	128,750	3,500.00	3,500.00	2,500.00	74.23%	450,835.00	331,875.00	321,675.00		959,478.55						
		42,720	44,001.6	2,800.00	2,800.00	1,920.00	73.95%	114,404.16	84,463.07	84,463.07		674,995.46						
		103,700	106,810	4,600.00	4,600.00	3,160.00	68.70%	491,310.60	337,522.76	337,522.76		537,472.72						
Pending GLA or certification Gordon, Charles Selle, George and Janet Jordisha, Ben & Jan Green, Donna & George Klein, Ed & J	Hampden Frederick Lafayette Frederick Frederick	40,000		4,400.00		3,040.00												
		152,300																
		81,310																
		39,160																
Withdrawn Tappan, William & Patricia Miller, C. Yellow Iris Farm Miller, R. Yellow Iris Farm Total Pending	Andover Green Green 9	111,000															962,527.28	
		36,700																
		27,000																
		516,540						0.00	1,000,956.05	962,527.28								
Total Encumbered		47,000	48,410					428,458.70	218,646.45	962,527.28								
Closed/Expended																		
Total		47	48					428,459	218,646									
Reprogram Out																		

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Lane, David
19- 0021-PG
FY 2011 County PIG Program
125 Acres

Block 138	Lot 4.01	Wantage Twp.	Sussex County
SOILS:		Other	100% * 0 = .00
			SOIL SCORE: .00
TILLABLE SOILS:		Cropland Harvested	22% * .15 = 3.30
		Other	6% * 0 = .00
		Permanent Pasture	21% * .02 = .42
		Wetlands	12% * 0 = .00
		Woodlands	39% * 0 = .00
			TILLABLE SOILS SCORE: 3.72
FARM USE:		Field Crop Except Cash Grain	28 acres
		Beef Cattle Except Feedlots	26 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Recorded
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. 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.
6. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(10)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

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

**On the Property of
Judith Keyes
Wantage Township, Sussex County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 19-0024-PG**

September 27, 2012

WHEREAS, on December 17, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Sussex County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the FY2010 plan on November 5, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Sussex County received SADC approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on October 19, 2011 the SADC received an application for the sale of a development easement from Sussex County for the Keyes Farm identified as Block 1.02 Lot 14, Wantage Township, Sussex County, totaling approximately 43 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Sussex County's Kittatiny Valley East Project area; and

WHEREAS, the Property has zero (0) existing single family residences, zero (0) residences used for agricultural labor and no non-agricultural uses, in the area to be preserved outside the exception area; and

WHEREAS, there is a one acre non-severable exception for one (1) future single family residence; and

WHEREAS, the Property has a rank score of 58.89 which exceeds 70% of the County's average quality score of 35, as determined by the SADC on June 24, 2010; and

WHEREAS, the Property is currently in field crop and hay production; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 7, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2012 the SADC certified a development easement value of \$2,600 per acre based on zoning and environmental regulations in place as of 8/17/11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$2,600 per acre for the development easement for the Property on March 7, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 19, 2012 the Sussex CADB passed a resolution granting final approval to the Property and secured a commitment of funding for 26.15% of the easement purchase or \$680 per acre from the Sussex County Board of Chosen Freeholders for the required local match on May 9, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, July 26, 2012 the Wantage Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(d), the County prioritized its farms and the ranking and submitted the ranking on July 20, 2012 to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

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

WHEREAS, to date Sussex County has requested and the SADC has encumbered \$540,521.45 in base grant funding for the Tommaso and Lane farms, leaving a cumulative balance of \$959,478.55; and

WHEREAS, the Sussex County Agriculture Development Board is requesting \$84,483.07, leaving a balance of approximately \$874,995.48 (Schedule B); and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 44.002 acres will be utilized to calculate the SADC grant need; and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 44.002 acres, at a State cost share of \$1,920 per acre (73.85% of certified market value) for a total grant of approximately \$84,483.07, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule "C"; and

BE IT FURTHER RESOLVED, that the SADC grant will consist of \$84,483.07 from the base grant fund only; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12

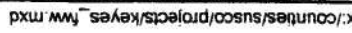
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	RECUSED
Alan A. Danser	YES
James Waltman	ABSENT



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Judith H. Keyes
Block 1.02 Lots P/O 14 (42.2 ac) & P/O 14-EN (non-severable exception - 1.0 ac)
Gross Total = 43.2 ac
Wantage Twp., Sussex County



DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The user is advised that the data generated by this product are not intended to be used as a substitute for a professional land surveyor. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and are not intended for primary planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and any other data that are not intended to be relied upon in matters requiring delineation and location of true ground boundaries and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed professional Land Surveyor.

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

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

October 21, 2011

Schedule B

Sussex County

New Jersey Farmland Preservation Program

Preservation Program

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

FY2011 Funding

FY2011 Funding																			
Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC		Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC			1,500,000			3,000,000		Cap Total	Cum Encumbered	Balance subject to availability & approval 3,537,472.72
				Per Acre	Certified Per Acre				Cost Basis	Cost Share	Encumbered at Final	Base Grant PV Encumbered	Competitive Grant Encumbered at Final	Balance					
Tomasso, Louis (Patented)	Green	27,000	46,410	9,700.00	9,750.00	5,820.00	60.00%	428,458.70	257,075.22	281,746.20	218,646.45	1,281,353.55							
Lane, David	Wantage	125,000	128,750	3,500.00	3,500.00	2,500.00	71.43%	450,625.00	321,875.00	321,875.00		959,478.55							
Keyes, Judith Havens	Wantage	42,720	44,001.6	2,600.00	2,600.00	1,920.00	73.85%	114,404.16	84,483.07	84,483.07		874,995.48							
McC Land Trust of Frankford	Frankford	101,700	106,811.0	4,600.00	4,600.00	3,160.00	68.70%	491,330.60	337,522.76	337,522.76		537,472.72							
Pending GLA or certification																			
Gordon, Charles	Hanover	40,000																	
Sella, George and Janet	Fredon	152,300		4,400.00		3,035.00													
Forlana, Bon & Jan	Lalayselle	81,310																	
Green, Donna & George	Fredon	39,780																	
Klein, M & I	Fredon	11,730																	
Withdrawn																			
Jaggard, William & Patricia	Andover	111,000																	
Miller, C. Yellow Iris Farm #2	Green	35,700																	
Miller, R. Yellow Iris Farm #1	Green	27,000																	
Total Pending	9	646,540						0.00	1,000,956.05		962,527.28								
Total Encumbered		47,000	48,410					428,458.70	218,646.45		962,527.28						962,527.28		
Closed/Expended																			
Total	1	47	48					428,459	218,646										
Reprogram Out																			

SCHEDULE L

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Cedar Haven Farm/Keyes
19- 0024-PG
FY 2011 County PIG Program
43 Acres

Block 1.02	Lot 14	Wantage Twp.	Sussex County
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SOILS:

Other	62% * 0	=	.00
Prime	15% * .15	=	2.25
Unique zero	23% * 0	=	.00

SOIL SCORE: 2.25

TILLABLE SOILS:

Cropland Pastured	30% * .15	=	4.50
Cropland Harvested	32% * .15	=	4.80
Wetlands	38% * 0	=	.00

TILLABLE SOILS SCORE: 9.30

FARM USE: Field Crop Except Cash Grain 27 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for Future primary residence
Exception is not to be severed from Premises
Right to Farm language is to be included in Deed of Easement
Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(11)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

SUSSEX COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Mario Mazza/MC Land Trust of Frankford
Frankford Township, Sussex County

N.J.A.C. 2:76-17 et seq.
SADC ID# 19-0027-PG

September 27, 2012

WHEREAS, on December 17, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Sussex County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the FY2010 plan on November 5, 2009 and approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on October 26, 2011 the SADC received an application for the sale of a development easement from Sussex County for the Mazza Farm identified as Block 29 Lot 17, Frankford Township, Sussex County, totaling approximately 104 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Sussex County's Central Kittatiny Valley Project area; and

WHEREAS, the Property has one (1) existing single family residence, zero (0) residences used for agricultural labor, no exceptions or pre-existing non-agricultural uses; and

WHEREAS, the Property has a rank score of 47.56 which exceeds 70% of the County's average quality score of 35, as determined by the SADC on June 24, 2010; and

WHEREAS, the Property is currently in hay production; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 7, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2012 the SADC certified a development easement value of \$4,600 per acre based on zoning and environmental regulations in place as of 8/17/11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, on February 29, 2012, the Owner accepted the County's offer of \$4,600 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 19, 2012 the Sussex CADB passed a resolution granting final approval to the Property and secured a commitment of funding for 31.3% of the easement purchase or \$1,440 per acre from the Sussex County Board of Chosen Freeholders for the required local match on May 9, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 21, 2012 the Frankford Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(d), the County prioritized its farms and submitted a ranking to the SADC on July 20, 2012 to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

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

WHEREAS, to date Sussex County has requested and the SADC has encumbered \$625,004.52 in base grant funding for the Tommaso, Lane and Keyes farms, leaving a cumulative balance of \$874,995.48; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 106.811 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the Sussex County Agriculture Development Board is requesting \$337,522.76, leaving a balance of \$537,472.72 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 106.811 acres, at a State cost share of \$3,160 per acre (68.70% of certified market value) for a total grant of approximately \$337,522.76, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in "Schedule C"; and

BE IT FURTHER RESOLVED, that the SADC grant will consist of approximately \$337,522.76 from the base grant fund only; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	RECUSED
Alan A. Danser	YES
James Waltman	ABSENT

Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mario Mazza/MC Land Trust of Frankford, LLC
 Block 29 Lot17 (104.3 ac)
 Gross Total = 104.3 ac
 Frankford Twp., Sussex County

500 250 0 500 1,000 Feet

	Property in Question
	EIS - (Non-Reversible) Exception
	EIS - (Reversible) Exception
	Wetlands Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OES & Reclamation Easement
	Federal Land



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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Sources:
 NJDEP Freshwater Wetlands Data
 Green Acres Conservation Easement Data
 NJDOT/GIS 2007/2008 DigitalAerial Image

October 28, 2011

Schedule B

New Jersey Farmland Preservation Program Preservation Program County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq. FY2011 Funding

Sussex County

Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC			1,500,000			3,000,000		Cap Total	Cum Encumbered	Balance subject to availability & approval
								Cost Basis	Cost Share	Encumbered at Final	Base Grant Encumbered	Base Grant Encumbered at Final	Balance	Encumbered at Final	Balance			
Torriasso, Louis (Pfeiffer)	Green	47,000	48,410	8,700.00	9,750.00	5,820.00	60.00%	428,458.70	257,075.22	281,746.20	216,643.45	1,281,353.55						
Lane, David	Wantage	125,000	128,750	3,500.00	3,500.00	2,500.00	71.43%	450,625.00	321,875.00	321,875.00		959,478.55						
Keyes, Judith Havens	Wantage	42,720	44,001.6	2,500.00	2,500.00	1,920.00	76.8%	113,404.16	84,483.07	84,483.07		874,995.48						
Mazzoni, I and Trust Frankford	Frankford	103,700	106,811.0	4,500.00	4,500.00	3,160.00	68.70%	491,330.60	337,522.76	337,522.76		537,477.72						
Pending GLA or certification																		
Gordon, Charles	Hampden	40,000																
Sells, George and Jan	Frederon	152,300																
Jornisma, Ben & Jan	Leysville	81,310		4,400.00		3,040.00												
Green, Duane & George	Frederon	39,780																
Klein, M & I	Frederon	14,730																
Withdrawn																		
Fagot, William & Patricia	Ardoer	111,000																
Miller, C Yellow Iris Farm #2	Green	36,700																
Miller, R Yellow Iris Farm #1	Green	27,000																
Total Pending		646,540						0.00	1,000,958.05	982,527.28		982,527.28						
Total Encumbered		47,000	48,410					428,458.70	218,646.45								982,527.28	
Closed Expended																		
Total		47	48					428,459	218,646									
Reprogram Dut																		

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

MC Land Trust of Frankford, LLC
19- 0027-PG
FY 2011 County PIG Program
104 Acres

Block 29	Lot 17	Frankford Twp.	Sussex County
SOILS:			
	Other	99% * 0	= .00
	Prime	1% * .15	= .15
			SOIL SCORE: .15
TILLABLE SOILS:			
	Cropland Harvested	36% * .15	= 5.40
	Other	3% * 0	= .00
	Woodlands	61% * 0	= .00
			TILLABLE SOILS SCORE: 5.40
FARM USE: Field Crop Except Cash Grain			
			37 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Recorded
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family
 - 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 FY2013R9(12)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

PASSAIC COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Frank & Ella Mae Battipaglia

West Milford Township, Passaic County

SADC ID# 16-0001-PG

September 27, 2012

WHEREAS, in March 2009, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Passaic County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval to Passaic County's original PIG plan on November 6, 2008 and the FY2013 update on May 24, 2012; and

WHEREAS, on April 12, 2010 the SADC received an application for the sale of a development easement from Passaic County for the subject farm identified as Block 15101, Lot 16, West Milford Township, Passaic County, totaling approximately 45 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in both the Passaic County's Passaic County North Project Area and the Highlands Preservation Area; and

WHEREAS, the Property contains one single family residence and one apartment for agricultural labor; and

WHEREAS, the Property is approximately 52% tillable; and

WHEREAS, the Property is currently an equine operation with approximately 21 acres in production as pasture (Schedule B); and

WHEREAS, approximately 10 acres is devoted to equine service (boarding services, riding lessons, competitions); and

WHEREAS, the Property also includes other production activities including breeding and training horses for sale; and

WHEREAS, the equine map (Schedule B) and specialized "*Equine Schedule B*" (draft shown in Schedule C) will be recorded with the Deed of Easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.2 and 17.9(a)7i. the Property had a quality score of 33.66, but as the County had no prior applications to establish a County's Average Quality Score, therefore approval from the SADC was required; and

WHEREAS, on January 26, 2012 the SADC approved the Property (Schedule D); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 13, 2012, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 26, 2012 the SADC certified a development easement value of \$24,000 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$500 per acre based on zoning and environmental regulations in place as of the current valuation date 6/30/09; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner offered to sell the development easement to the County for \$24,000 per acre and the County has agreed to purchase the development easement for this amount; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 46.35 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on September 19, 2012 the West Milford Township Committee approved the County's purchase of the development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 4, 2012 the Passaic CADB passed a resolution granting final approval for funding the Property and secured a commitment of funding for \$9,600/acre or 40% of the easement purchase from the Passaic County Board of Chosen Freeholders for the required local match on August 24, 2012; and

WHEREAS, on July 27, 2012 the County prioritized its farms and submitted a request to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, the County has \$2,000,000 available in SADC FY09 (2007 bond fund) base grant funding (Schedule E) as well as \$1,500,000 in FY11 (2009 bond fund) base grant, and has not encumbered any funds to date; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Passaic County Agriculture Development Board is requesting \$667,440 from the FY09 base grant, leaving a balance of \$1,332,560 in the FY09 base grant; and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Passaic County for the purchase of a development easement on the Battipaglia Farm, comprising 46.35 acres, at a State cost share of \$14,400 per acre (60% of the certified market value and purchase price) for a total of approximately \$667,440 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule F; and

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

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

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

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

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

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Soils

Schedule A

x:\counties\pasco\projects\battipaglia10sol.mxd



Application within the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Frank and Ellamae Battipaglia
Block 15101 Lot 16 (45.4 ac)
Gross Total = 45.4 ac
West Milford Twp., Passaic County

500 250 0 500 1,000 Feet



	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Soils Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement
	Federal Land

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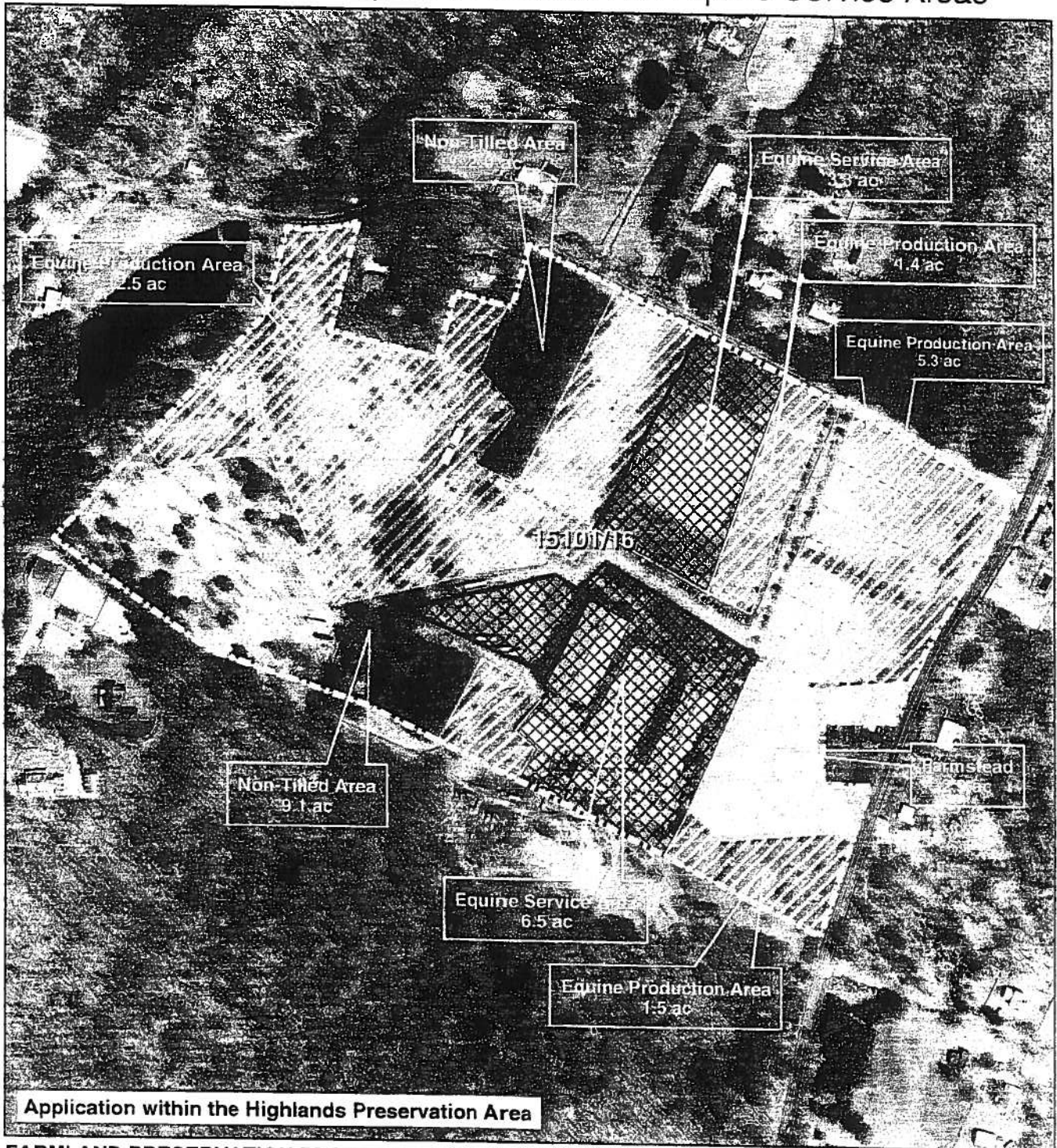
Sources:
NRCS - SSURGO 2008 Soil Data
Green Acres Conservation Easement Data
NJOT/OGIS 2007/2008 Digital Aerial Image

May 11, 2010

Battipaglia Farm - Equine Production vs. Equine Service Areas

Schedule B

x:\counties\pasco\projects\battipaglia_equine_BW.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Frank and Ellamae Battipaglia
Block 15101 Lot 16 (45.4 ac)
Gross Total = 45.4 ac
Total Tilled Area = 23.5 ac
West Milford Twp., Passaic County

250 125 0 250 500 Feet



	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Equine Production - 21.8 ac
	Non-Tilled Area - 11.1 ac
	Equine Service Area - 9.9 ac
	Farmstead - 2.9 ac

Sources:

NJOIT/OGIS 2007/2008 Digital Aerial Image

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August 27, 2012

SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee no non-agricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no non-agricultural uses exist.

Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the following uses occur on the Premises:

Horseback riding lessons, boarding, training and schooling horses, in an arena and stalls, as depicted on the survey dated _____, prepared by _____.

Grantor further certifies that the above uses (hereinafter "equine service activities") are currently ancillary to equine-related production, including pasturing, horse breeding and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that because the equine service activities are ancillary to equine-related production, the said equine service activities are deemed agricultural uses and are not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor also understands and agrees that if, in the future, equine service activities are no longer "ancillary" as defined above, then the equine service activities will be deemed non-agricultural and will be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 7, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2012 the SADC certified a development easement value of \$4,600 per acre based on zoning and environmental regulations in place as of 8/17/11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, on February 29, 2012, the Owner accepted the County's offer of \$4,600 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 19, 2012 the Sussex CADB passed a resolution granting final approval to the Property and secured a commitment of funding for 31.3% of the easement purchase or \$1,440 per acre from the Sussex County Board of Chosen Freeholders for the required local match on May 9, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 21, 2012 the Frankford Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(d), the County prioritized its farms and submitted a ranking to the SADC on July 20, 2012 to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

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

WHEREAS, to date Sussex County has requested and the SADC has encumbered \$625,004.52 in base grant funding for the Tommaso, Lane and Keyes farms, leaving a cumulative balance of \$874,995.48; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 106.811 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the Sussex County Agriculture Development Board is requesting \$337,522.76, leaving a balance of \$537,472.72 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 106.811 acres, at a State cost share of \$3,160 per acre (68.70% of certified market value) for a total grant of approximately \$337,522.76, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in "Schedule C"; and

BE IT FURTHER RESOLVED, that the SADC grant will consist of approximately \$337,522.76 from the base grant fund only; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12

Date



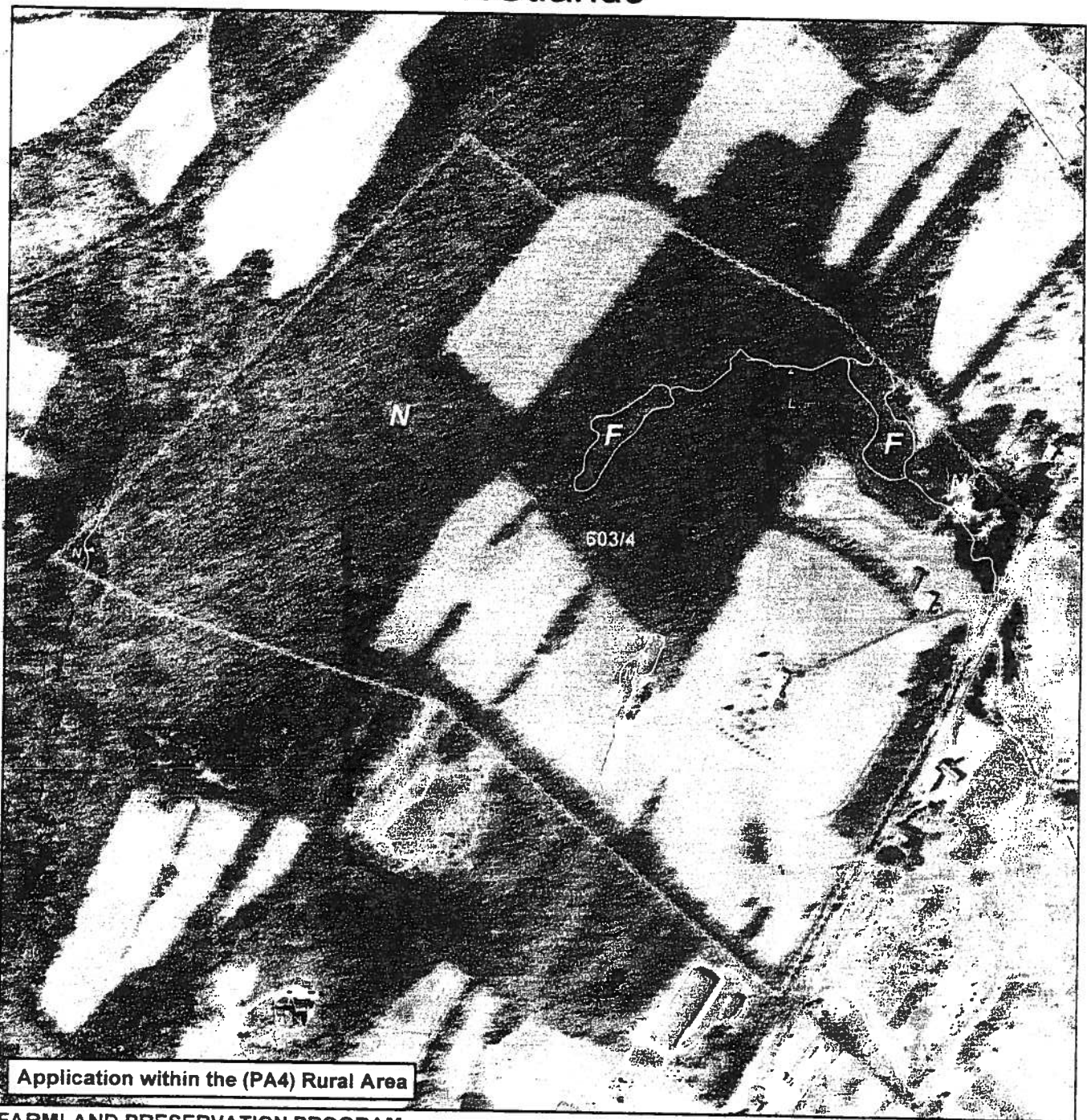
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	RECUSED
Alan A. Danser	YES
James Waltman	ABSENT

Wetlands

x:\counties\susco\projects\mazza_fw.mxd



Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mario Mazza/MC Land Trust of Frankford, LLC
Block 29 Lot17 (104.3 ac)
Gross Total = 104.3 ac
Frankford Twp., Sussex County

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



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

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

New Jersey Farmland Preservation Program
Preservation Program
County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.
FY2011 Funding

Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC		Encumbered at Final	Base Grant PV Encumbered	Competitive Grant Encumbered at Final	Cap Total	Cum Encumbered	Balance subject to availability & approval
								Cost Basis	Cost Share						
Tomasso, Louis (Pillerger)	Green	47,000	48,410	9,700.00	9,750.00	5,820.00	60.00%	428,458.70	257,075.22	281,746.20	218,645.45		4,500,000.00	962,527.28	3,537,472.72
Lane David	Warpage	125,000	128,750	3,500.00	3,500.00	2,400.00	71.43%	450,625.00	321,875.00	321,875.00					
Mayes, Judith Havens	Warpage	43,730	44,000	2,600.00	2,600.00	1,320.00	73.85%	114,404.16	84,463.07	84,463.07					
Mazzamini, Earl Traci	Frankford	103,700	106,810	2,600.00	4,600.00	3,160.00	68.70%	491,330.60	337,522.76	337,522.76					
Pending GLA or certification															
Gordon, Charles	Hampton	40,000													
Sella, George and Janet	Fredon	152,300		4,400.00		3,040.00									
Jonissina, Ben & Jan	Elayelle	81,310													
Green, Curtis & George	Fredon	39,780													
Klein, M & I	Fredon	14,730													
Withdrawn															
Taggart, William & Patricia	Andover	111,000													
Miller, C. Yellow Iris Farm #2	Green	36,700													
Miller, R. Yellow Iris Farm #1	Green	27,000													
Total Pending	9	646,540						0.00	1,000,956.05	962,527.28					
Total Encumbered	1	47,000	48,410					428,458.70	218,646.45	962,527.28				962,527.28	
Closed/Expended															
Total	1	47	48					428,459	218,646						
Reprogram Out															

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

MC Land Trust of Frankford, LLC
19- 0027-PG
FY 2011 County PIG Program
104 Acres

Block 29	Lot 17	Frankford Twp.	Sussex County
SOILS:			
		Other	99% * 0 = .00
		Prime	1% * .15 = .15
			SOIL SCORE: .15
TILLABLE SOILS:			
		Cropland Harvested	36% * .15 = 5.40
		Other	3% * 0 = .00
		Woodlands	61% * 0 = .00
			TILLABLE SOILS SCORE: 5.40
FARM USE:		Field Crop Except Cash Grain	37 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Recorded
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family
 - 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 FY2013R9(12)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

PASSAIC COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Frank & Ella Mae Battipaglia

West Milford Township, Passaic County

SADC ID# 16-0001-PG

September 27, 2012

WHEREAS, in March 2009, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Passaic County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval to Passaic County's original PIG plan on November 6, 2008 and the FY2013 update on May 24, 2012; and

WHEREAS, on April 12, 2010 the SADC received an application for the sale of a development easement from Passaic County for the subject farm identified as Block 15101, Lot 16, West Milford Township, Passaic County, totaling approximately 45 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in both the Passaic County's Passaic County North Project Area and the Highlands Preservation Area; and

WHEREAS, the Property contains one single family residence and one apartment for agricultural labor; and

WHEREAS, the Property is approximately 52% tillable; and

WHEREAS, the Property is currently an equine operation with approximately 21 acres in production as pasture (Schedule B); and

WHEREAS, approximately 10 acres is devoted to equine service (boarding services, riding lessons, competitions); and

WHEREAS, the Property also includes other production activities including breeding and training horses for sale; and

WHEREAS, the equine map (Schedule B) and specialized "*Equine Schedule B*" (draft shown in Schedule C) will be recorded with the Deed of Easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.2 and 17.9(a)7i. the Property had a quality score of 33.66, but as the County had no prior applications to establish a County's Average Quality Score, therefore approval from the SADC was required; and

WHEREAS, on January 26, 2012 the SADC approved the Property (Schedule D); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 13, 2012, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 26, 2012 the SADC certified a development easement value of \$24,000 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$500 per acre based on zoning and environmental regulations in place as of the current valuation date 6/30/09; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner offered to sell the development easement to the County for \$24,000 per acre and the County has agreed to purchase the development easement for this amount; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 46.35 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on September 19, 2012 the West Milford Township Committee approved the County's purchase of the development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 4, 2012 the Passaic CADB passed a resolution granting final approval for funding the Property and secured a commitment of funding for \$9,600/acre or 40% of the easement purchase from the Passaic County Board of Chosen Freeholders for the required local match on August 24, 2012; and

WHEREAS, on July 27, 2012 the County prioritized its farms and submitted a request to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, the County has \$2,000,000 available in SADC FY09 (2007 bond fund) base grant funding (Schedule E) as well as \$1,500,000 in FY11 (2009 bond fund) base grant, and has not encumbered any funds to date; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Passaic County Agriculture Development Board is requesting \$667,440 from the FY09 base grant, leaving a balance of \$1,332,560 in the FY09 base grant; and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Passaic County for the purchase of a development easement on the Battipaglia Farm, comprising 46.35 acres, at a State cost share of \$14,400 per acre (60% of the certified market value and purchase price) for a total of approximately \$667,440 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule F; and

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

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

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

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

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

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

x:/counties/pasco/projects/battipaglia10sol.mxd



Application within the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Frank and Eliamae Battipaglia
 Block 15101 Lot 16 (45.4 ac)
 Gross Total = 45.4 ac
 West Milford Twp., Passaic County

500 250 0 500 1,000 Feet



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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

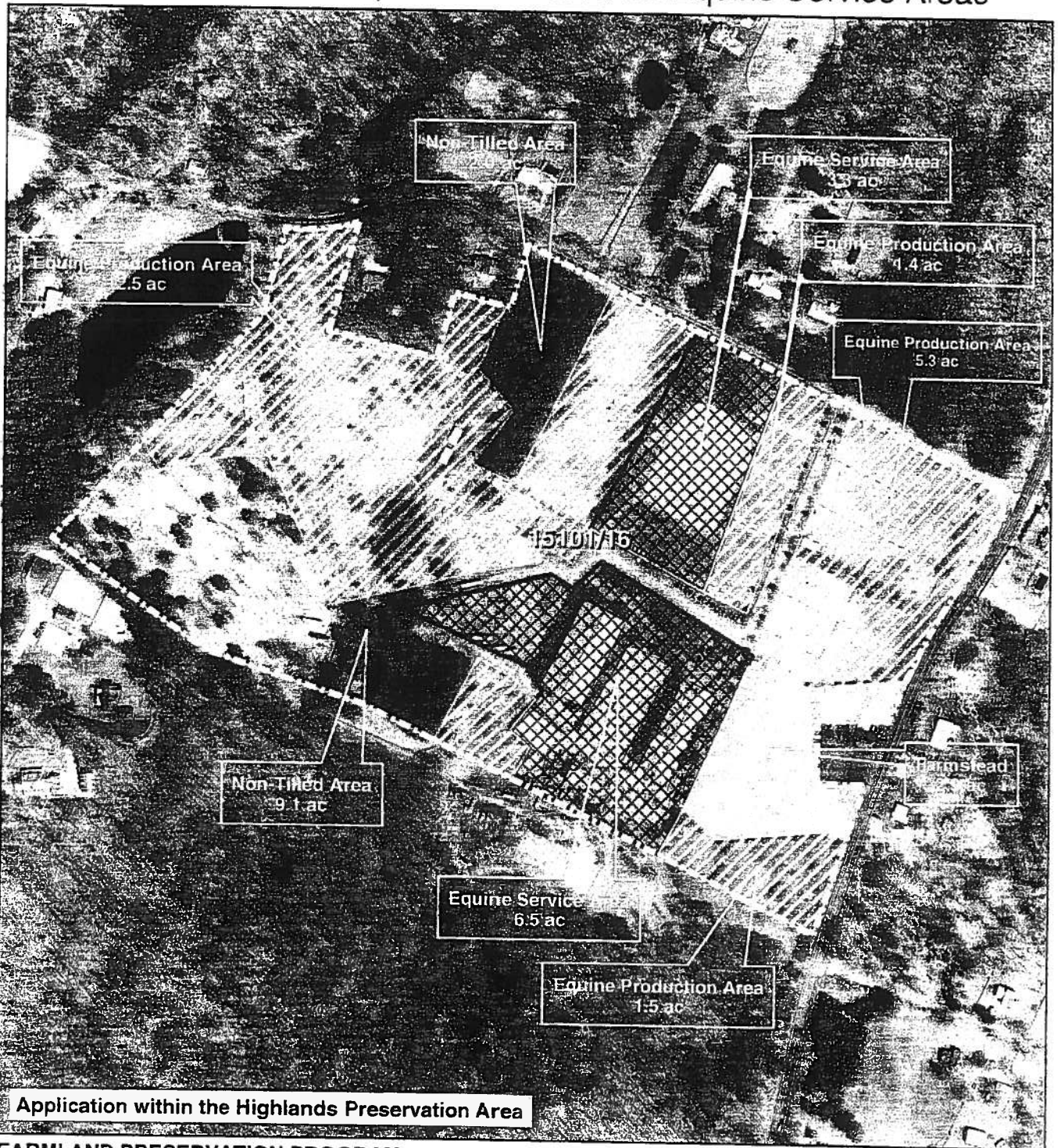
Sources:
 NRCS - SSURGO 2008 Soil Data
 Green Acres Conservation Easement Data
 NJOT/OGIS 2007/2008 Digital Aerial Image

May 11, 2010

Battipaglia Farm - Equine Production vs. Equine Service Areas

Schedule B

x:\counties\pasco\projects\battipaglia_equine_BW.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Frank and Ellamae Battipaglia
Block 15101 Lot 16 (45.4 ac)
Gross Total = 45.4 ac
Total Tilled Area = 23.5 ac
West Milford Twp., Passaic County

250 125 0 250 500 Feet

	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Equine Production - 21.6 ac
	Non-Tilled Area - 11.1 ac
	Equine Service Area - 9.9 ac
	Farmstead - 2.9 ac

Sources:

NJOIT/OGIS 2007/2008 Digital Aerial Image

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 geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

August 27, 2012

SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee no non-agricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no non-agricultural uses exist.

Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the following uses occur on the Premises:

Horseback riding lessons, boarding, training and schooling horses, in an arena and stalls, as depicted on the survey dated _____, prepared by _____.

Grantor further certifies that the above uses (hereinafter "equine service activities") are currently ancillary to equine-related production, including pasturing, horse breeding and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that because the equine service activities are ancillary to equine-related production, the said equine service activities are deemed agricultural uses and are not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor also understands and agrees that if, in the future, equine service activities are no longer "ancillary" as defined above, then the equine service activities will be deemed non-agricultural and will be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2012R1(3)

ELIGIBILITY REVIEW AND WAIVER

For

PASSAIC COUNTY PLANNING INCENTIVE GRANT

On the Property of

Battipaglia, Frank & Ella Mae / West Milford Equestrian Center

West Milford Township, Passaic County

SADC ID# 16-0001-PG

JANUARY 26, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Passaic County, which included the Battipaglia Farm, identified as Block 15101, Lot 16, West Milford Township, Passaic County, totaling approximately 42 net acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, at this time Passaic County has \$2,000,000 in SADC FY2009 PIG base grant funding and \$1,500,000 in SADC FY2011 base grant funding available and the opportunity to compete for an additional \$3,000,000 in FY2011 competitive grant funds; and

WHEREAS, the Battipaglia Farm is in the Highlands Preservation Area; and

WHEREAS, the Battipaglia Farm hosts a large scale equine facility including breeding, raising horses for sale and pasturing in addition to ancillary activities such as boarding and training; and

WHEREAS, there is one single-family residence on the Property being preserved and the Landowner will be required to read and signed certain acknowledgements stating they fully understand the benefits of an exception area, however, have declined that option; and

WHEREAS, SADC staff has visited the farm and analyzed the equine production area and equine service activities area on the property and has determined that the area used for service activities are ancillary to the area used for production activities on the farm; and

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets all minimum standards and has a quality score of 33.66 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing the standards for determining an "eligible farm" by determining minimum score requirements in the County Planning Incentive Grant Program (PIG); and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the county easement purchase program and/or the county planning incentive grant program within the previous three fiscal years, as determined by the SADC ; and

WHEREAS, since there were no applications during the past three fiscal years to establish average quality scores in Atlantic, Bergen, Camden and Passaic Counties, the SADC will consider on a case by case basis, a waiver of the minimum score criterion pursuant to N.J.A.C. 2:76-17.9(a)7 for applications submitted under the county planning incentive grant program which received preliminary approval in those counties; and

WHEREAS, as per N.J.A.C. 2:76-17.9(a)7 i the Committee may grant a waiver of the minimum score criteria upon a finding that any of the following apply:

- (A) The conversion of the farm to non-agricultural use will likely cause a substantial negative impact on the public investment made in farmland preservation within the project area;
- (B) The subject property is of exceptionally high agricultural resource value based on soil characteristics; or
- (C) The subject property represents a unique and valuable agricultural resource to the surrounding community, and the Committee finds that it has a reasonable opportunity to remain agriculturally viable.

WHEREAS, the County's farmland preservation plan states *"Of the farms in existence since the NJDA's 2004 Farmland Assessment, most (76.6 percent) of Passaic County's farms were located within West Milford Township. With West Milford Township ranking as the County's most farm-rich municipality..." and "...agricultural land acreage has decreased by 33.7 percent in the past twelve years (prior to 2008)."*

WHEREAS, the County's farmland preservation plan recognizes that an equine farm *"is an asset to Passaic County and surrounding communities since they popularize agriculture and foster an understanding of – as well as a respect for – the industry as a whole."*

WHEREAS, SADC staff recommends a waiver for the Battipaglia Farm (aka West Milford Equestrian Center) as it represents a unique and valuable agricultural resource to the surrounding community through the breeding, training and sale of horses as well as the ancillary equine services provided, such as boarding, lessons, training, equine assisted therapy, camps and special events and clinics:

NOW THEREFORE BE IT RESOLVED, pursuant to N.J.A.C. 2:76-17.9(b), the SADC grants eligibility waiver and approval to the Battipaglia Farm; and

BE IT FURTHER RESOLVED, that the SADC shall notify the County in writing that the application is approved and continue an appraisal review and certification pursuant to N.J.A.C. 2:76-17.11; and

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

1/26/12
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

S:\Planning Incentive Grant -2007 rules County\Passaic\Battipaglia\Eligibility Waiver.doc

Wetlands

County, part of project/battipaglia (0) bee in d



Application within the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Frank and Eliamae Battipaglia
Block 15 Lot 16 (45.4 ac)
Gross Total = 45.4 ac
Miss. Millers' Tr. Passaic County



Wetlands Legend
Wetlands in Question
Wetlands in Question
Wetlands in Question
Wetlands in Question
Wetlands in Question
Wetlands in Question
Wetlands in Question
Wetlands in Question
Wetlands in Question

Notes:
1. Wetlands in Question
2. Wetlands in Question
3. Wetlands in Question
4. Wetlands in Question
5. Wetlands in Question
6. Wetlands in Question
7. Wetlands in Question
8. Wetlands in Question
9. Wetlands in Question
10. Wetlands in Question

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report

THIS APPLICATION HAS RECEIVED GREENLIGHT APPROVAL

GENERAL INFORMATION

COUNTY OF Passaic West Milford Twp. 1613
PROJECT AREA Passaic County North - Passaic County PLAN APPROVAL DATE 04/26/2011
APPLICANT Battapaglia, Frank & Elia Mae / West Milford Equestrian Farm SADC ID # 16- 0001-PG

Blocks and Lots

West Milford Twp. 1613 Block 15101 Lot 16G Gross Acres on Application 41.62
41.62 ACRES

Exceptions

Exception Acres on Application 0

NET ACRES

Net Acres on Application 42

RESTRICTIONS NONE

APPLICATION ELIGIBILITY

☒ YES ☐ NO

MINIMUM ELIGIBILITY CRITERIA

☒ YES ☐ NO

51.8 % Tillable	23.5 acres Tillable	☒ YES	☐ NO
51.9 % Soils Supporting Ag	23.5 acres Supporting Ag	☒ YES	☐ NO
Development Potential?			
■ Additional Development Possible		☒ YES	☐ NO
■ Sufficient Legal Access to Property		☒ YES	☐ NO
■ Additional Development via Development Credits		☒ YES	☐ NO

NOTES: Highlands Preservation Area

SOILS: Other 100.00% * 0 = 0
SOILS SCORE: 0

TILLABLE SOILS: Other 22.00% * 0 = 0
Permanent Pasture 78.00% * .02 = 1.56
TILLABLE SOILS SCORE: 1.56

MINIMUM RANK SCORE

☒ YES ☐ NO

County's Average Score on Macro	0	
75 County's Average Rank Score	0	
Rank Score of Application as determined by SADC	21.66	APPLICANTS CASE SCORE
Rank Score of Application as determined by CADI		DID NOT MATCH
		SADC CALCULATED SCORE

MAILED ☒ YES ☐ NO

The subject property represents a unique and valuable agricultural resource to the surrounding community, and the Committee finds that it has a reasonable opportunity to remain agricultural in character.

Date SADC Granted Waiver for not meeting minimum quality score.

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report

HOUSING OPPORTUNITIES

Existing Single Family Dwellings or Easement	1
Existing Single Family Dwellings on Exception	0
Future Single Family Dwellings on Exception	0
Eligible PDSOs	0
Approved PDSOs	0

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Standard Single Family	N	N	
Barn	Y	N	
Stable	Y	N	
Other (Non-Residence)	Y	N	Farm office/workshop/lounge
Other (Non-Residence)	Y	N	indoor riding arena

TYPE OF AGRICULTURAL OPERATION

Horse & Other Equine

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>
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No Subdivisions are being Considered

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE

Ag Use:

None No Pre-Existing Non-Ag Uses Or Leases Considered

EASEMENTS AND RIGHT OF WAYS

<u>Type:</u>	Power Lines
<u>Description:</u>	NJ Power & Light
<u>Affect:</u>	none
<u>Remarks:</u>	
<u>Notes:</u>	for maintenance only
<u>Type:</u>	Gas Lines
<u>Description:</u>	Eastern Propane Corp.
<u>Affect:</u>	none
<u>Remarks:</u>	
<u>Notes:</u>	underground propane tank and lines

ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

Is Environmentally Sensitive

HIGHLANDS REGION ☒ YES ☐ NO

Highland Preservation Area

Highland Land Use Capability Cons

FINELANDS REGION ☐ YES ☒ NO

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Passaic West Milford Twp. 1013

APPLICANT Battopaglia, Frank & Ellamae / West Milford Equestrian Farm

PRIORITIZATION SCORE

SOILS:	Other	100%	0	=	.00
					SOIL SCORE: .00

TILLABLE SOILS:	Other	22%	0	=	.00
	Permanent Pasture	78%	.02	=	1.56

TILLABLE SOILS SCORE: 1.56

BOUNDARIES	Deed Restricted Wildlife Area	27%	.18	=	4.86
AND BUFFERS:	Residential Development	59%	0	=	.00
	Streams and Wetlands	14%	.18	=	2.52

BOUNDARIES AND BUFFERS SCORE: 7.38

CONTIGUOUS	No Points			=	0
PROPERTIES					DENSITY SCORE: .00
/ DENSITY:					

LOCAL COMMITMENT:	100%	12	=	12.00
				LOCAL COMMITMENT SCORE: 12.00

SIZE:					SIZE SCORE: 9.55
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IMMIMENCE OF CHANGE: SADC Impact factor = 3.17

IMMINENCE OF CHANGE SCORE: 3.17

COUNTY RANKING:

EXCEPTIONS:					EXCEPTION SCORE: .00
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TOTAL SCORE: 33.66

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Battipaglia, Frank & EllaMae / West Milford Equestrian Farm
16- 0001-PG
FY 2009 County PIG Program
45 Acres

Block 15101	Lot 16Q	West Milford Twp.	Passaic County
SOILS:		Other	100% * 0 = .00
			SOIL SCORE: .00
TILLABLE SOILS:		Other	22% * 0 = .00
		Permanent Pasture	78% * .02 = 1.56
			TILLABLE SOILS SCORE: 1.56
FARM USE:		Horse & Other Equine	44 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Recorded
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family
 - f. Agricultural Labor Housing Units on Premises:
Apartment
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 FY2013R9(13)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MONMOUTH COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Kenneth Lustgarten #1
Upper Freehold Township, Monmouth County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 13-0429-PG**

September 27, 2012

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the plan on December 10, 2009 approval of its FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on August 9, 2011, the SADC received an application for the sale of a development easement from Monmouth County for the subject farm hereinafter referred to as "Owner" identified as Block 34, Lot 27, Upper Freehold Township, Monmouth County, totaling approximately 89 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Monmouth County's Upper Freehold-Western Millstone Project area; and

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

WHEREAS, the Property has a one-acre non-severable exception area for a future single family residence; and

WHEREAS, the Property has a 9-acre severable exception area to accommodate Monmouth County's Lahaway Creek Greenway with access via the severable exception area on Farm #2 (see Project Map); and

WHEREAS, the 9-acre severable exception area is wooded and environmentally constrained and sufficiently buffered from agricultural production areas; and

WHEREAS, the 9-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access both a pond within the severable exception area and Lahaway Creek securing water access for the Property. The irrigation easement must be approved by the SADC; and

WHEREAS, Monmouth County has informed the SADC that they plan to eventually connect the 9-acre open space area with lands the County is planning to acquire in fee in conjunction with the preservation of the Lustgarten #2 farm through the SADC State Acquisition program (Schedule B); and

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

WHEREAS, the Property has a rank score of 81.59 which exceeds 70% of the County's average quality score of 50, as determined by the SADC on July 22, 2010; and

WHEREAS, the Property has 82% soils designated as "Prime" and 12% of the soils designated as "Statewide", with approximately 77% of the farm currently in nursery production trees and shrubs; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 27, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 23, 2012 the SADC certified a development easement value of \$14,000 per acre based on current zoning and environmental regulations as of the October 26, 2011 valuation date; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner agreed to sell the development easement to the County for \$14,000 per acre; and

WHEREAS, Monmouth County will be acquiring the severable exception area for its Lahaway Creek Greenway via an allocation based on the SADC certified Before Value of \$22,000 per acre; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 91.67 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 21, 2012 the Upper Freehold Township Committee approved the Owner's application for the sale of development easement, and will participate with a 16% cost share (\$2,240 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 6, 2012 the Monmouth CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 14, 2012, the Board of Chosen Freeholders of the County of Monmouth passed a resolution granting final approval along with a commitment of funding for \$3,360/acre per acre; and

WHEREAS, on June 29, 2012 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

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

WHEREAS, the Monmouth County Agriculture Development Board is requesting \$770,028 from its base grant, leaving a cumulative balance of \$729,972 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant;

NOW THEREFORE BE IT RESOLVED, that the SADC approves a one acre nonseverable exception and a 9 acre severable exception. The 9-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access both a pond within the severable exception area and Lahaway Creek securing water access for the Property. The irrigation easement must be approved by the SADC; and

BE IT FURTHER RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to Monmouth County for the purchase of a development easement on the Lustgarten #1 Farm, comprising approximately 91.67 acres, at a State cost share of \$8,400 per acre (60.00% of certified market value) for a total grant need of approximately \$770,028 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

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

BE IT FURTHER RESOLVED, any unused funds including the 3% buffer, if utilized, encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

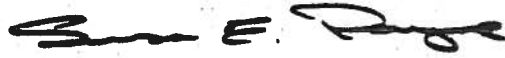
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Wetlands

Schedule A

x:\counties\monco\projects\Lustgarten34_27fw.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Lustgarten, Kenneth
Block 34 Lots P/O 27 (85.8 ac); P/O 27-ES (severable exception - 8.9 ac);
& P/O 27-EN (non-severable exception - 1.0 ac)
Gross Total = 95.7 ac
Upper Freehold Twp., Monmouth County

	Property in Question
	ES - (Severable) Exception
	EN - (Non-Severable) Exception
	Wetlands Boundaries
	Municipal, County and Non-Prof: Preserved Open Space
	State Owned Conservation Easement
	State Owned OS & Recreation Easement
	Federal Land



500 250 0 500 1,000 Feet

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

DISCLAIMER Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

Date: 8/16/2011



Lustgarten Farms Project Map
Lustgarten Farm #s 1, 3, 4 to be preserved through County PIG Program
Lustgarten Farm #2 to be preserved through SADC State Acquisition Program
Upper Freehold Two, Monmouth County



NOTE: _____

1. **Formal Communication Program**
 a. **Training - Curriculum**
 b. **Self-Administered Learning**
 c. **Self-Directed Learning**
 d. **Directed Learning**
 e. **Active Participation**
 f. **Learning Outcomes**
 g. **Learning Objectives**
 h. **Self-Directed Learning Objectives**
 i. **Self-Directed Learning Objectives**
 j. **Self-Directed Learning Objectives**
 k. **Self-Directed Learning Objectives**
 l. **Self-Directed Learning Objectives**
 m. **Self-Directed Learning Objectives**
 n. **Self-Directed Learning Objectives**
 o. **Self-Directed Learning Objectives**
 p. **Self-Directed Learning Objectives**
 q. **Self-Directed Learning Objectives**
 r. **Self-Directed Learning Objectives**
 s. **Self-Directed Learning Objectives**
 t. **Self-Directed Learning Objectives**
 u. **Self-Directed Learning Objectives**
 v. **Self-Directed Learning Objectives**
 w. **Self-Directed Learning Objectives**
 x. **Self-Directed Learning Objectives**
 y. **Self-Directed Learning Objectives**
 z. **Self-Directed Learning Objectives**

1. 下列各句中，加粗的词语使用不当的一项是（ ）

FY 2011 Funding																	Balance					
Farm	Municipality	App No Buffer	App Acres	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	SADC		1,500,000				3,000,000				Cap Total	Cum Encumbered	subject to availability & approval		
								Cost Basis	Cost Share	Base Grant		Competitive Grant		Encumbered at Final	Expend	Balance	Encumbered at Final				Expend	Balance
Lusitgarten Kenneth #1	Upper Freehold	89,000	91,670	14,000.00	14,000.00	14,000.00	8,400.00	1,293,380.00	770,028.00	770,028.00	770,028.00	729,972.00	-									
Lusitgarten #3 (il of 6A)	Upper Freehold	65,000	66,950	15,500.00	15,500.00	15,500.00	9,300.00	1,037,725.00	622,635.00	622,635.00	622,635.00	107,337.00	622,635.00	107,337.00	622,635.00	107,337.00	622,635.00	107,337.00				
Lusitgarten #4 (Lot 6B)	Upper Freehold	74,000	76,220	14,000.00	14,000.00	14,000.00	8,400.00	1,067,080.00	640,248.00	640,248.00	640,248.00	0.00	640,248.00	640,248.00	0.00	640,248.00	640,248.00	0.00				
Halka Nurseries, Inc. #1	Manalapan	62,000					7,200.00		446,400.00	446,400.00		0.00						0.00				
Halka Nurseries, Inc. #2	Manalapan	64,000					7,200.00		460,800.00	460,800.00		0.00						0.00				
Halka Nurseries, Inc. #3	Manalapan	41,000					7,200.00		295,200.00	295,200.00		0.00						0.00				
Diamond Developers Burke	Manalapan	96,000	98,900	12,000.00	12,000.00	12,000.00	7,200.00	1,166,800.00	712,080.00	712,080.00		0.00						0.00				
Total Final Approval		228,000	234,840	4				3,388,185.00	2,032,911.00	1,500,000.00	1,500,000.00				532,911.00			2,032,911.00				
Total Pending Approval								1,186,800.00	1,914,480.00													
Total Pending w/o Funding																						
Shortfall																						
Total Encumbered															532,911.00		2,032,911.00	0.00				
Closed/Expended									1,202,400.00						0.00		0.00					
Total															532,911.00		532,911.00	532,911.00				
Reprogram Out																						

Schedule D

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Lustgarten Farm #1
13- 0429-PG
FY 2011 County PIG Program
89 Acres

Block 34 Lot 27 Upper Freehold Twp. Monmouth County

SOILS:

Other	6% * 0	=	.00
Prime	82% * .15	=	12.30
Statewide	12% * .1	=	1.20

SOIL SCORE: 13.50

TILLABLE SOILS:

Cropland Harvested	77% * .15	=	11.55
Wetlands	3% * 0	=	.00
Woodlands	20% * 0	=	.00

TILLABLE SOILS SCORE: 11.55

FARM USE:

Ornament Nursery Products

68 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for Future residential opportunity
Exception is not to be severed from Premises
 - 2nd nine (9) acres for To accommodate the County's Lahaway Creek Greenway
Exception is severable
Right to Farm language is to be included in Deed of Future Lot
The Park System will need to grant irrigation easements to the landowner
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(14)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MONMOUTH COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Kenneth Lustgarten #3 (aka 6A)

Upper Freehold Township, Monmouth County

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

SADC ID# 13-0439-PG

September 27, 2012

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the Monmouth County plan on December 10, 2009 and approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on August 9, 2011 the SADC received two municipal PIG applications for the sale of a development easement from Monmouth County for subject application Lustgarten #3 (6A) 65 acres and Lustgarten #4 (6B) 74 acres. Because of fiscal and programming reasons Upper Freehold Township and Monmouth County determined to switch Lustgarten #3 and #4 from the municipal PIG program to the County PIG program; and

WHEREAS, Lustgarten #3 and #4 are contingent on the subdivision of Block 32, Lot 6, Upper Freehold Township, Monmouth County, into the respective Lots prior to closing (Schedule A-1); and

WHEREAS, this application Lustgarten #3 (6A), 65 acres hereafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Monmouth County's Upper Freehold Project area; and

WHEREAS, the Application has zero (0) existing single family residences, zero (0) residences used for agricultural labor, in the area to be preserved outside the exception area, and no pre-existing non-agricultural uses; and

WHEREAS, the Application has a one-acre non-severable exception area for around the existing single family residence and a 7-acre severable exception area limited to one future single family residence; and

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

WHEREAS, the Property currently utilizes a pond located on Lustgarten #4 for irrigation purposes. There will be an irrigation easement (approved by the SADC) in place, at time of closing, on Lustgarten #4 (6B) to provide water access to the Property; and

WHEREAS, the Property has a rank score of 76.16 which exceeds 70% of the County's average quality score of 50, as determined by the SADC on July 22, 2010; and

WHEREAS, the Property has 87% soils designated as "Prime" and 6% of the soils designated as "Statewide", with approximately 80% of the farm currently in nursery production trees and shrubs; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 13, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 23, 2012 the SADC certified a development easement value of \$15,500 per acre based on current zoning and environmental regulations as of the October 7, 2011 valuation date; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner agreed to sell the development easement to the County for \$15,500 per acre; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 66.95 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 21, 2012 the Upper Freehold Township Committee approved the Owner's application for the sale of development easement, and will participate with a 16% cost share (\$2,480 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 6, 2012 the Monmouth CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 14, 2012, the Board of Chosen Freeholders of the County of Monmouth passed a resolution granting final approval along with a commitment of funding for \$3,720/acre per acre; and

WHEREAS, on June 29, 2012 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

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

WHEREAS, the Monmouth County Agriculture Development Board is requesting \$622,635 from its base grant, leaving a cumulative balance of \$107,337 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant;

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to Monmouth County for the purchase of a development easement on the Lustgarten Farm #3 (6A), comprising approximately 66.95 acres, at a State cost share of \$9,300 per acre (60.00% of certified market value) for a total grant need of approximately \$622,635 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED, that the condition of certification, that the subdivision of property be completed prior to final approval along with the irrigation easement (approved by SADC) in place on Lustgarten #4 Lot 6B prior to final review; was extended to the time of closing document submission; and

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

BE IT FURTHER RESOLVED, any unused funds including the 3% buffer, if utilized, encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

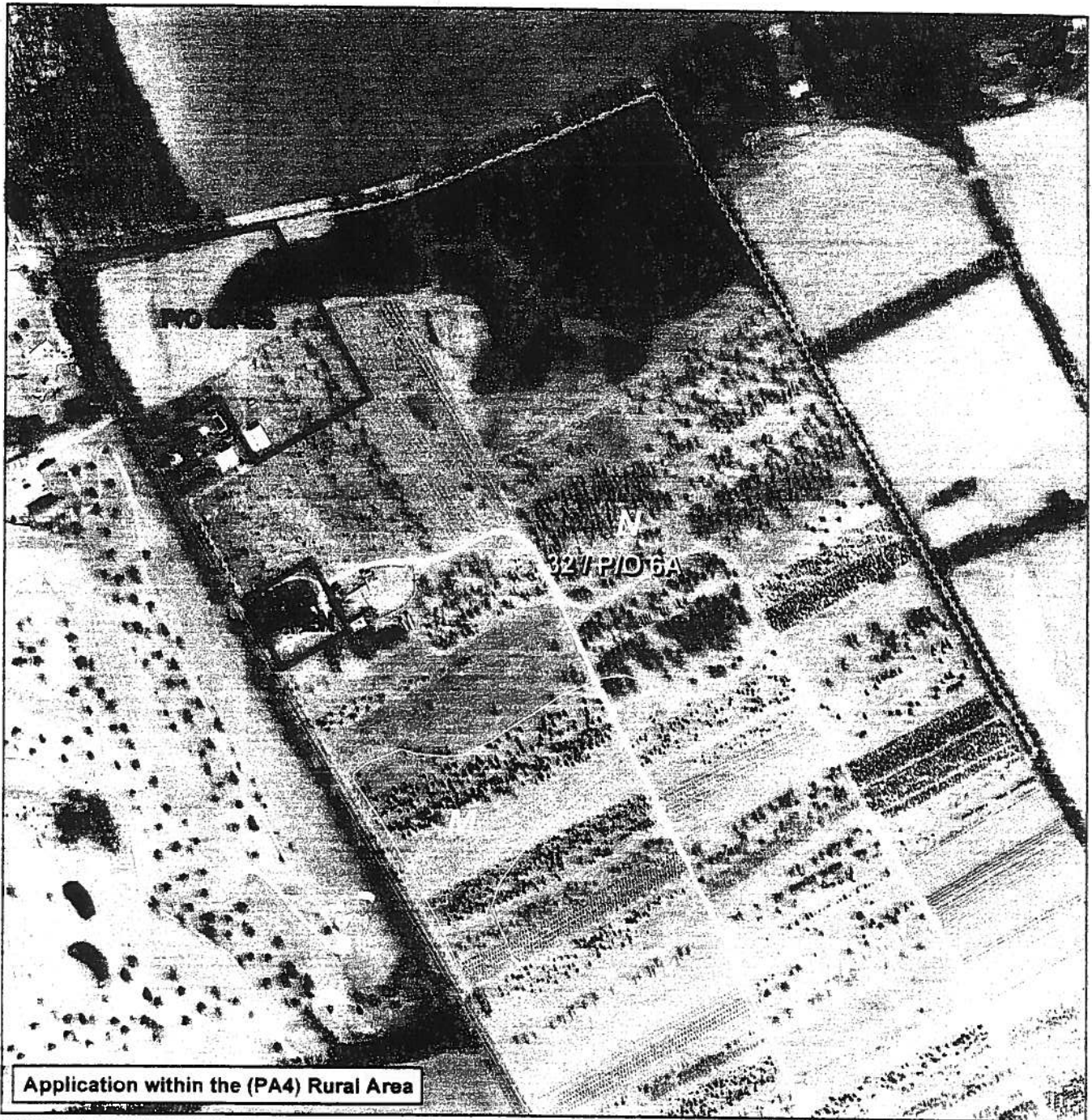
VOTE WAS RECORDED AS FOLLOWS:

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

Wetlands

Schedule A

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Lustgarten, Kenneth - 6A
Block 32 Lots P/O 6A (70.8 ac)
P/O 6A-ES (severable exception - 7.06 ac)
& P/O 6A-EN (non-severable exception - 1.0 ac)
Gross Total = 78.86 ac
Upper Freehold Twp., Monmouth County

500 250 0 500 1,000 Feet



	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundary
	Statistical, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OS & Recreation Easement
	Federal Land

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

DISCLAIMER. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

Date: 8/25/2011

Lustgarten Farms Project Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Lustgarten Farms Project Map

Lustgarten Farm #s 1-3-4 to be preserved through County PIG Program

Lustgarten Farm #2 to be preserved through SADC State Acquisition Program

Upper Freehold Twp. Monmouth County:



NOTE

[illegible]

- [illegible]

... 70% ...

Schedule B

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As of 8/15/2012

FY 2011 Funding													Balance				
	Municipality	App No Buffer	App Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	SADC		1,500,000			3,000,000			Cap Total	Cum Encumbered	Balance subject to availability & approval
							Cost		Base Grant		Competitive Grant						
							Basis	Share	Encumbered at Final	Expend	Encumbered at Final	Expend	Balance				
Farm																	
Lusitgaten Kenneth #1	Upper Freehold	89 000	91 670	14 000 00	14 000 00	9 400 00	1 283 380 00	770 028 00	770 028 00								
Lusitgaten #3 (Lot 6A)	Upper Freehold	65 000	66 950	15 500 00	15 500 00	9 300 00	1 037 725 00	622 635 00	622 635 00								
Lusitgaten #4 (Lot 6B)	Upper Freehold	74 000	76 220	14 000 00	14 000 00	8 400 00	1 067 080 00	107 337 00	107 337 00								
Halka Nurseries, Inc #1	Manalapan	82 000				7 200 00			446 400 00								
Halka Nurseries, Inc #2	Manalapan	64 000				7 200 00			450 800 00								
Halka Nurseries, Inc #3	Manalapan	41 000				7 200 00			295 200 00								
Diamond Developers/ Burke	Manalapan	96 000	98 900	12 000 00	12 000 00	7 200 00	1 186 800 00	712 080 00									
Total Final Approval		228 000	234 840	4			3 388 185 00	2 032 911 00	1 500 000 00							2 032 911 00	2 467 069 00
Total Pending Approval							1 186 800 00	1 514 480 00									
Total pending w/o Funding																	
Shortfall																	
Total Encumbered								1 202 400 00	1 500 000 00							2 032 911 00	0 00
Closed/Expended									0 00								
Total																532 911 00	532 911 00
Program																	

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Lustgarten Nurseries #3 (Lot 6A)
13- 0439-PG
FY 2011 County PIG Program
65 Acres

Block 32	Lot 6A	Upper Freehold Twp.	Monmouth County
----------	--------	---------------------	-----------------

SOILS:	Other	7% * 0	=	.00
	Prime	87% * .15	=	13.05
	Statewide	6% * .1	=	.60
				SOIL SCORE: 13.65

TILLABLE SOILS:	Cropland Harvested	80% * .15	=	12.00
	Woodlands	20% * 0	=	.00
				TILLABLE SOILS SCORE: 12.00

FARM USE:	Ornament Nursery Products	52 acres
------------------	---------------------------	----------

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st seven (7) acres for merge w/ lot 6.01
Exception is severable
Right to Farm language is to be included in Deed of Future Lot
Exception is to be restricted to one single family residential unit(s)
 - 2nd one (1) acres for existing residence
Exception is not to be severed from Premises
Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions:
 1. An irrigation easement will be provided to this lot via Lot 6B
 - d. Additional Conditions:

This Certification of value is conditioned on the subject property being subdivided as described with the proposed irrigation easement in place on lot 6B prior to SADC Final Approval.
 - 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 FY2013R9(15)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MONMOUTH COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Kenneth Lustgarten #4 (aka 6B)
Upper Freehold Township, Monmouth County

N.J.A.C. 2:76-17 et seq.
SADC ID# 13-0440-PG
September 27, 2012

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the Monmouth County plan on December 10, 2009 and approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on August 9, 2011 the SADC received two municipal PIG applications for the sale of a development easement from Monmouth County for subject application Lustgarten #3 (6A) 65 acres and Lustgarten #4 (6B) 74 acres. Because of fiscal and programming reasons Upper Freehold Township and Monmouth County determined to switch Lustgarten #3 and #4 from the municipal PIG program to the County PIG program; and

WHEREAS, Lustgarten #3 and #4 are contingent on the subdivision of Block 32, Lot 6, Upper Freehold Township, Monmouth County, into the respective Lots prior to closing (Schedule A-1); and

WHEREAS, this application Lustgarten #4 (6A), 74 acres hereafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Monmouth County's Upper Freehold Project area; and

WHEREAS, the Application has zero (0) existing single family residences, zero (0) residences used for agricultural labor, in the area to be preserved outside the exception area, and no pre-existing non-agricultural uses; and

WHEREAS, the Application has a one-acre non-severable exception area for a future single family residence; and

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

WHEREAS, the Property has a rank score of 82.24 which exceeds 70% of the County's average quality score of 50, as determined by the SADC on July 22, 2010; and

WHEREAS, the Property has 81% soils designated as "Prime" and 8% of the soils designated as "Statewide", with approximately 99% of the farm currently in nursery production trees and shrubs; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 13, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 23, 2012 the SADC certified a development easement value of \$14,000 per acre based on current zoning and environmental regulations as of the October 7, 2011 valuation date; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner agreed to sell the development easement to the County for \$14,000 per acre; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 76.22 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 21, 2012 the Upper Freehold Township Committee approved the Owner's application for the sale of development easement, and will participate with a 16% cost share (\$2,240 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 6, 2012 the Monmouth CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 14, 2012, the Board of Chosen Freeholders of the County of Monmouth passed a resolution granting final approval along with a commitment of funding for \$3,360/acre per acre; and

WHEREAS, on June 29, 2012 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

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

WHEREAS, there is a balance of \$107,337 remaining from the entire SADC FY11 County base grant of \$1,500,000 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Monmouth County Agriculture Development Board is requesting \$107,337 from the base grant, leaving a balance of zero and \$532,911 from the competitive grant, leaving a balance of maximum grant eligibility to the county of \$2,467,089; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to Monmouth County for the purchase of a development easement on the Lustgarten #4 Farm, comprising approximately 76.22 acres, at a State cost share of \$8,400 per acre (60.00% of certified market value) for a total grant need of approximately \$640,248 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule D; and

BE IT FURTHER RESOLVED, that the condition of certification, that the subdivision of property be completed prior to final approval along with the irrigation easement (approved by the SADC) in place on Lustgarten #4 Lot 6B prior to final review, was extended to the time of closing document submission; and

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

BE IT FURTHER RESOLVED, any unused funds including the 3% buffer, if utilized, encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12
Date

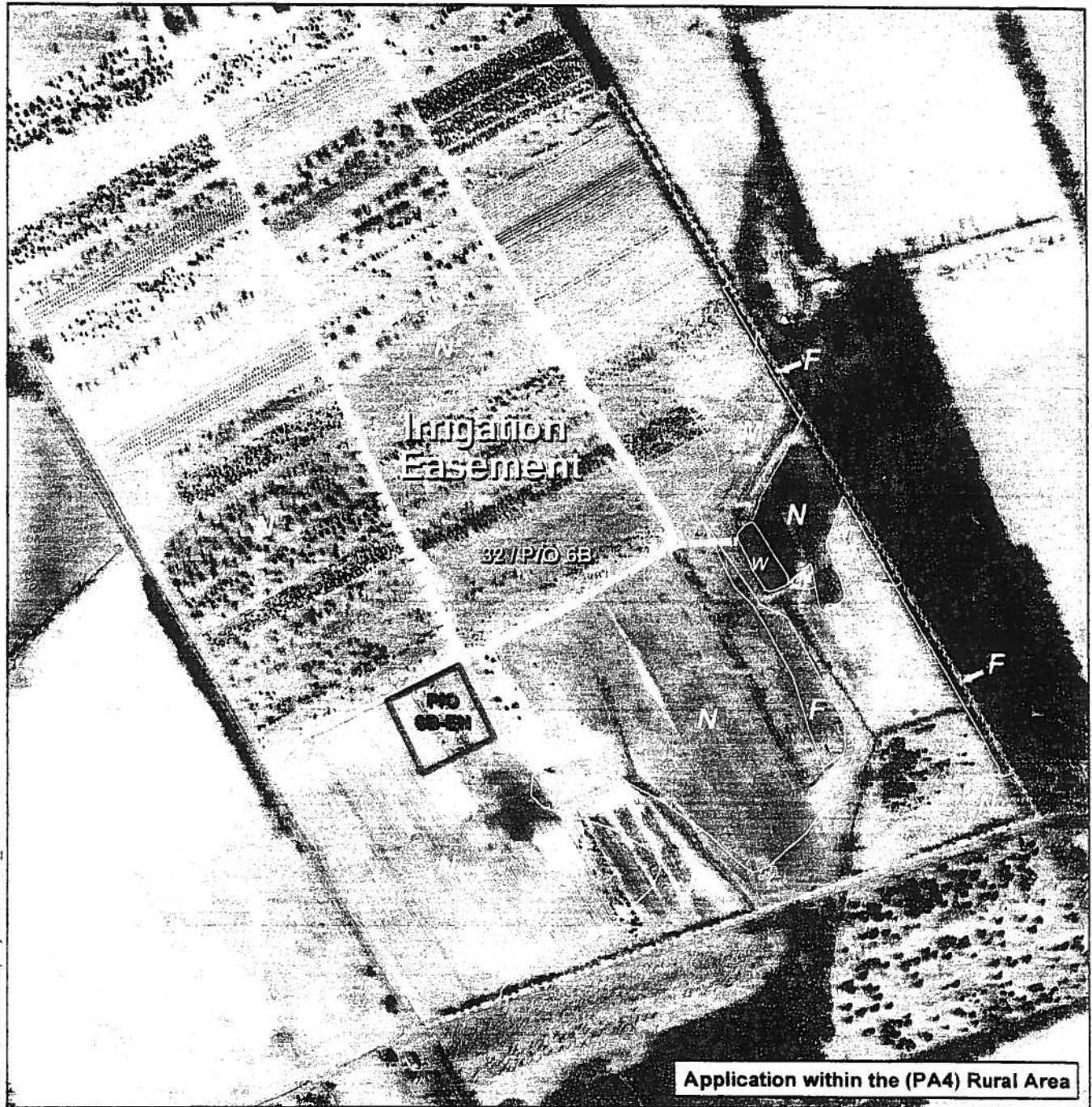


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Wetlands



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Lustgarten, Kenneth - 6B
Block 32 Lots P/O 6B (76.3 ac),
P/O & P/O 6B-EN (non-severable exception - 1.0 ac)
Gross Total = 77.3 ac
Upper Freehold Twp., Monmouth County

500 250 0 500 1,000 Feet

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Property in Question	
	EH - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement

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

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

Date: 8/25/2011

Schedule B

Monmouth County

New Jersey Farmland Preservation Program
Preservation Program
County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.
FY 2011 Funding

FY 2011 Funding																			Balance	
Farm	Municipality	App No Buffer	App Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	SADC				1,500,000				3,000,000				Cum Encumbered	Balance subject to availability & approval
							Cost		Share	Encumbered at Final	Expend	Balance	Encumbered at Final	Expend	Balance					
							Basis	Cost												
Lusigarten Kenneth #1	Upper Freehold	89 000	91 670	14 000 00	14 000 00	8 400 00	1 283 380 00	770 028 00	770 028 00			729 972 00								
Lusigarten #3 (Lot 6A)	Upper Freehold	65 000	66 950	15 500 00	15 500 00	9 300 00	1 037 725 00	622 635 00	622 635 00			107 357 00								
Lusigarten #4 (Lot 6B)	Upper Freehold	71 000	76 220	14 000 00	14 000 00	8 400 00	1 067 080 00	640 248 00	107 337 00			0 00				532 911 00		2 467 089 00		
Halka Nurseries, Inc. #1	Manalapan	62 000				7 200 00		446 400 00				0 00								
Halka Nurseries, Inc. #2	Manalapan	64 000				7 200 00		460 800 00				0 00								
Halka Nurseries, Inc. #3	Manalapan	41 000				7 200 00		295 200 00				0 00								
Diamond Developers/ Burke	Manalapan	96 000	98 900	12 000 00	12 000 00	7 200 00	1 186 800 00	712 080 00				0 00								
Total Final Approval		228 000	234 840	4			3 388 185 00	2 032 911 00	1 500 000 00				532 911 00				4 500 000	2 032 911 00	2 467 089 00	
Total Pending Approval							1 186 800 00	1 914 480 00												
Total Pending w/o Funding																				
Shortfall																				
Total Encumbered													532 911 00					2 032 911 00	0 00	
Closed/Expended																				
Total																			532 911 00	
Reprogram Out																				

As of 8/15/2012

Schedule C

New Jersey Farmland Preservation
Competative Ranking Report
Farms Receiving Final Approval September 27, 2012
Farms to Utilize Competitive Grant Monies

FY 2011 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Monmouth County	Manalapan Twp.	Diamond Developers @ Burke Farms	96	110	20	40	50	0
Cumberland County	Hopewell Twp.	Cruzan, Daniel C & Diane F.	93	100	0	50	50	0
Monmouth County	Upper Freehold Twp.	Lustgarten Nurseries #4 (Lot 6B)	74	50	0	0	50	0

Schedule D

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Lustgarten Nurseries #4 (Lot 6B)
13- 0440-PG
FY 2011 County PIG Program
74 Acres

Block 32	Lot 6B	Upper Freehold Twp.	Monmouth County
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SOILS:

Other	11% *	0	=	.00
Prime	81% *	.15	=	12.15
Statewide	8% *	.1	=	.80

SOIL SCORE: 12.95

TILLABLE SOILS:

Cropland Harvested	99% *	.15	=	14.85
Other	1% *	0	=	.00

TILLABLE SOILS SCORE: 14.85

FARM USE: Ornament Nursery Products 74 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for future single family residence
 - Exception is not to be severed from Premises
 - Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions:
 1. There will be an irrigation easement in place to benefit Lot 6A
 - d. Additional Conditions:

This Certification of value is conditioned on the subject property being subdivided as described with the proposed irrigation easement in place prior to SADC Final Approval.
 - e. Dwelling Units on Premises:

No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(16)

**Final Approval and Authorization to
Execute Deed of Easement, Project Agreement, and Closing Documents
New Jersey Conservation Foundation – Joyce Farm
2011 Non Profit Round – SADC #17-0015 NP**

September 27, 2012

WHEREAS, on December 20, 2010 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from New Jersey Conservation Foundation ("NJCF") for the Joyce farm identified as Block 11, Lots 6 & 6.02, Mannington Township, Salem County, totaling approximately 55 acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the Property includes a 1.35- acre non-severable exception area around the homestead; and

WHEREAS, the farm is approximately 82 percent cropland harvested and was in wheat production at the time of application and meets the minimum criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, on April 28, 2011 the SADC granted preliminary approval by Resolution #FY2011R4(7) to NJCF and appropriated \$2,552,000 for the acquisition of development easements on several farms which NJCF had submitted applications for, including the Property; and

WHEREAS, NJCF has received Final Approval for the Fisher, Fox, Conley, Miller and Sorbello farms in the 2011 Round, which will utilize approximately \$1,460,075 of the appropriated funds, leaving a balance of approximately \$1,091,925; and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) the SADC determined that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, the Property has a quality score of 68.14 which is greater than 70% of the County average quality score of 43 as determined on June 24, 2010; and

WHEREAS, the SADC advised NJCF of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of NJCF's eligible costs and subject to available funds from the \$2,552,000 appropriated in the 2011 Nonprofit round; and

WHEREAS, on July 26, 2012 the SADC certified the easement value of the Property to be \$5,250 per acre based on current zoning (as of June 15, 2012); and

WHEREAS, on July 26, 2012 the SADC informed NJCF of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of NJCF's eligible costs and subject to available funds from the \$2,552,000 appropriated in the 2011 Nonprofit round; and

WHEREAS, on August 23, 2012 NJCF informed the SADC that it will accept SADC cost share of \$2,625 per acre and NJCF was prepared to move forward with the project; and

WHEREAS, NJCF has stated that the farm is included on NJCF's Federal United States Department of Agriculture, Natural Resources Conservation Service FRPP grant application as a targeted farm and they intend to utilize these Federal Grant funds for their matching grant; and

WHEREAS, the NJCF/Joyce farm is eligible for a 50% Federal grant for \$2,625 per acre based on 50% of the NRCS approved easement value of \$5,250 per acre; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the FRPP Grant, including a 8.33% maximum impervious coverage restriction (approximately 4.5 acres available for impervious coverage including agricultural related structures) on the lands being preserved outside of the exception area; and

WHEREAS, the anticipated cost share participation for the project will be as follows based on 55 acres:

NJCF Federal Funds	\$144,375	\$2,625/ acre(50% of \$5,250)
SADC Nonprofit Grant Funds	<u>\$144,375</u>	<u>\$2,625/ acre(50% of \$5,250)</u>
Total	\$ 288,750	\$5,250/ acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to NJCF for up to 50% of the eligible ancillary costs which will be deducted from its appropriation and subject to the availability of funds; and

WHEREAS, the landowner has read and signed acknowledgements stating that they fully understand the benefits and/or restrictions regarding exception areas, division of the premises and non-agricultural uses;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the New Jersey Conservation Foundation/Joyce Farm easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, that the SADC approves a 1.35- acre non-severable exception around the existing homestead that shall be limited to one single family residence; and

BE IT FURTHER RESOLVED, the SADC shall provide a cost share grant not to exceed \$2,625 per acre (total of approximately \$144,375 based on 55 acres) to NJCF for the development easement acquisition on the Joyce farm subject to the availability of funds; and

BE IT FURTHER RESOLVED, the SADC approves the use of NJCF Federal Farm and Ranch Land Protection Program funds for the preservation of the Joyce farm, which will include an impervious coverage limitation of 8.33% and other restrictions required under the Federal Farm and Ranch Land Protection Program; and

BE IT FURTHER RESOLVED, the application is subject to the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED that the SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1; and

BE IT FURTHER RESOLVED, the SADC's cost share grant to NJCF for the development easement purchase on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED that the SADC authorizes Douglas Fisher, Secretary of Agriculture as Chairperson of the SADC or Executive Director Susan E. Payne to execute by signature all documents necessary to provide a grant to the NJCF for the acquisition of a development easement on the Property; 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.

9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

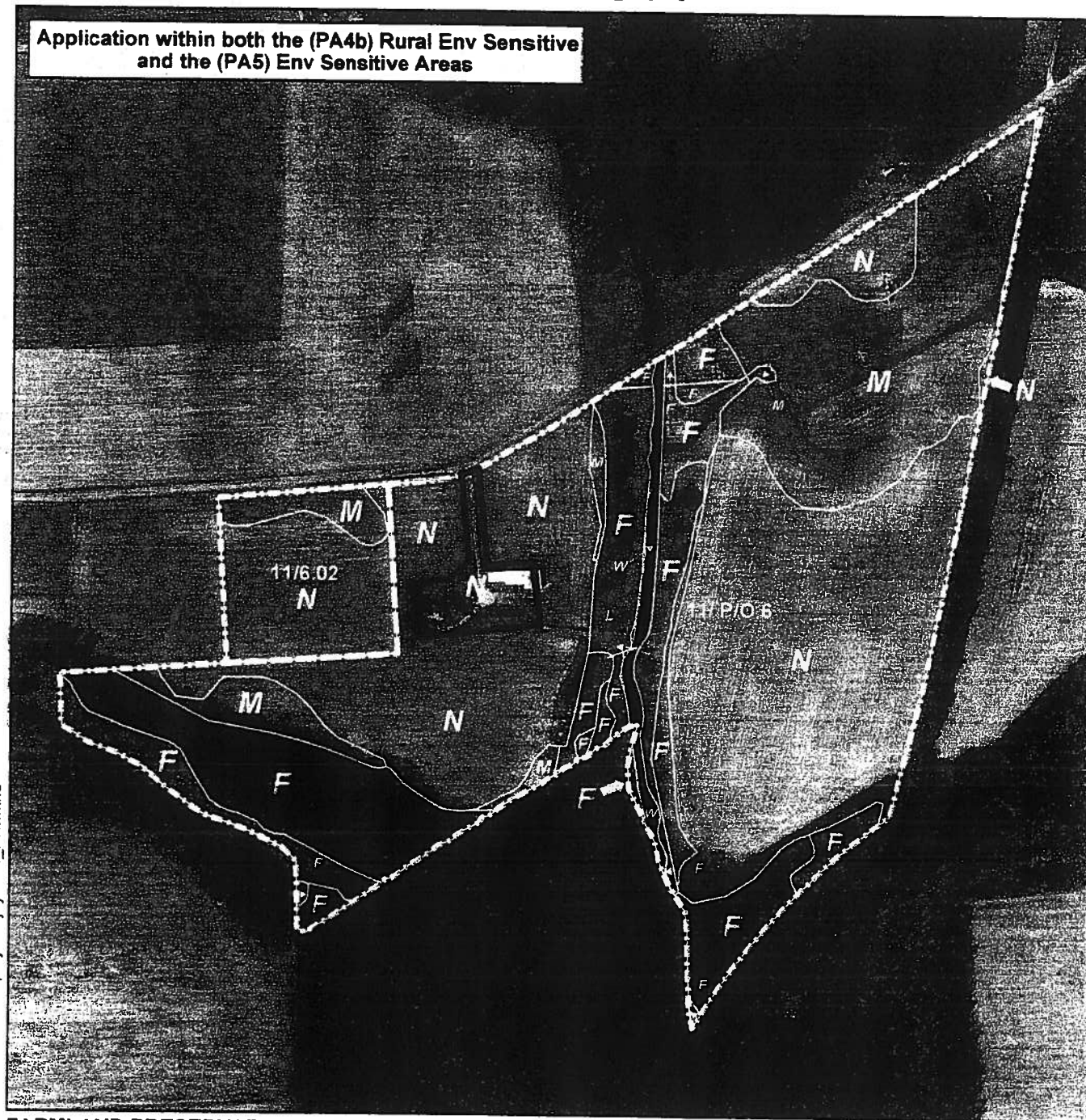
VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

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

x:\counties\sarco\projects\joyce11_fw.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Charles and Rebecca Joyce/NJCF
Block 11 Lots P/O 6 (51.0 ac);
P/O 6-EN (non-severable exception - 1.4 ac); & 6.02 (4.4 ac)
Gross Total = 56.8 ac
Upper Pittsgrove Twp., Salem County

500 250 0 500 1,000 Feet



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

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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

March 3, 2011

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

NJCF/Joyce, Charles & Rebecca
17- 0015-NP

FY 2011 Easement Purchase - Nonprofit
55 Acres

Block 11 Lot 6 Upper Pittsgrove Twp. Salem County
Block 11 Lot 6.02 Upper Pittsgrove Twp. Salem County

SOILS:	Other	2.49% *	0	=	.00
	Statewide	74.77% *	.1	=	7.48
	Unique .125	22.74% *	.125	=	2.84

SOIL SCORE: 10.32

TILLABLE SOILS:	Cropland Harvested	81.75% *	.15	=	12.26
	Wetlands	6.6% *	0	=	.00
	Woodlands	11.65% *	0	=	.00

TILLABLE SOILS SCORE: 12.26

FARM USE: Wheat-Cash Grain 40 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 50% of the eligible costs. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (1.35) acres for homestead
 - Exception is not to be severable from Premises
 - Right to Farm language is to be included in Deed of Easement
 - Exception is to be restricted to one single family residential unit
 - c. Additional Restrictions:
 1. Fed Funds 8.33% IC limit
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for eligible costs ancillary to 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, N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3 and SADC Policy P-5-A.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(17)

Final Approval and Authorization to
Execute Deed of Easement, Project Agreement, and Closing Documents
Monmouth Conservation Foundation – Conover Farm
2011 Non Profit Round – SADC #13-0011 NP

September 27, 2012

WHEREAS, on December 17, 2010 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from the Monmouth Conservation Foundation (MCF) for the Conover farm identified as Block 772, Lot 3, Wall Township, Monmouth County, totaling approximately 33 net acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the Conover Farm has two one (1) acre nonseverable exceptions. One for an existing single family residence and one for a future single family residence; and

WHEREAS, the Property has a 35 x 60 foot area for the parking of trucks and trailers outside of the exception area that is not associated with the agricultural production on the farm. This area will be recognized as a non-agricultural use; and

WHEREAS, the farm is approximately 75 percent tilled and was in hay production at the time of application and meets the minimum criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, on April 28, 2011 the SADC granted preliminary approval by Resolution #FY2011R4(7) to the MCF's application and appropriated \$411,000 for the acquisition of development easements on the Conover Farm which was the only application Monmouth Conservation Foundation submitted for FY2011; and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) the SADC determined that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, the Property has a quality score of 53.10 which is greater than 70% of the County average quality score of 43 as determined by the Committee on July 28, 2011; and

WHEREAS, on March 22, 2012 the SADC certified the easement value of the Property to be \$14,000 per acre based on current zoning (as of October 2011); and

WHEREAS, on May 7, 2012 the SADC informed the MCF of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of eligible costs and subject to available funds; and

WHEREAS, on June 13, 2012 MCF informed the SADC that it will accept SADC cost share of \$7,000 per acre and a total value of \$14,000 per acre; and

WHEREAS, Wall Township by Resolution dated July 11, 2012 has agreed to provide a cost share grant of \$3,500 per acre for MCF easement acquisition on the Conover farm; and

WHEREAS, the Monmouth County Board of Chosen Freeholders by Resolution dated August 23, 2012 has agreed to provide a cost share grant of \$1,750 per acre for MCF easement acquisition on the Conover farm; and

WHEREAS, MCF will contribute \$1,750 per acre of its own funds for the Conover farm easement acquisition; and

WHEREAS, the anticipated cost share participation is (based on 33 acres):

Monmouth Conservation Foundation	\$ 57,750	\$ 1,750/acre (12.5% of \$14,000)
Monmouth County	\$ 57,750	\$ 1,750/acre (12.5% of \$14,000)
Wall Township	\$ 115,500	\$ 3,500/acre (25% of \$14,000)
SADC Nonprofit Grant Funds	<u>\$ 231,000</u>	<u>\$ 7,000/acre (50% of \$14,000)</u>
Total	\$ 462,000	\$14,000/acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to Monmouth Conservation Foundation for up to 50% of the eligible ancillary costs which will be deducted from its 2011 appropriation and subject to the availability of funds; and

WHEREAS, the landowners have read and signed acknowledgements stating that they fully understand the benefits and/or restrictions regarding exception areas, division of the premises and non-agricultural uses;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the Monmouth Conservation Foundation for the Conover farm easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, that two one (1) acre nonseverable exceptions. One for an existing single family residence and one for a future single family residence limited to one single family residence each are recognized; and

BE IT FURTHER RESOLVED, the SADC shall provide a cost share grant not to exceed \$7,000 per acre (total of approximately \$231,000 based on 33 acres) to Monmouth Conservation Foundation for the development easement acquisition on the Conover farm subject to the availability of funds; and

BE IT FURTHER RESOLVED, the application is subject to the conditions contained in Schedule B; and

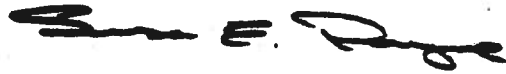
BE IT FURTHER RESOLVED that the SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1; and

BE IT FURTHER RESOLVED, the SADC's cost share grant to Monmouth Conservation Foundation for the development easement purchase on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED that the SADC authorizes Douglas Fisher, Secretary of Agriculture as Chairperson of the SADC or Executive Director Susan E. Payne to execute by signature all documents necessary to provide a grant to the Monmouth Conservation Foundation for the acquisition of a development easement on the Conover farm; 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.

9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

x:\counties\monco\projects\conover2_fw.mxd



Application within the (PA2) Suburban Area

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Jane, Arnold and Vera Conover/MCF
 Block 772 Lots P/O 3 (33.0 ac)
 & P/O 3-EN (non severable exceptions - 1.0 & 1.0 ac)
 Gross Total = 35.0 ac
 Wall Twp., Monmouth County

250 125 0 250 500 Feet



Property In Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries:	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement
	Federal Land

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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

April 18, 2011

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Schedule B

MCF/Conover, Arnold & Vera
13- 0011-NP

FY 2011 Easement Purchase - Nonprofit
33 Acres

Block 772	Lot 3	Wall Twp.	Monmouth County	
SOILS:		Other	25.3% * 0	= .00
		Prime	70.2% * .15	= 10.53
		Statewide	4.5% * .1	= .45
				SOIL SCORE: 10.98
TILLABLE SOILS:		Cropland Harvested	74.7% * .15	= 11.21
		Woodlands	25.3% * 0	= .00
				TILLABLE SOILS SCORE: 11.21
FARM USE:		Field Crop Except Cash Grain	5 acres	
		Corn-Cash Grain	16 acres	
		Horse & Other Equine	2 acres	

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 50% of the eligible costs. 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:

parking of trucks and trailers from neighbors landscaping business on 35 x 60 foot area
 - b. Exceptions:

1st one (1) acres for future flexibility/house
Exception is not to be severable from Premises
Exception is to be restricted to one single family residential unit

2nd one (1) acres for around house
Exception is not to be severable from Premises
Exception is to be restricted to one single family residential unit
 - 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 eligible costs ancillary to 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, N.J.A.C. 2:76-12.6 and N/J.A.C. 2:76-16.3 and SADC Policy P-5-A.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(18)

**Final Approval and Authorization to Execute Closing Documents
Authorization to Contract for Professional Services
SADC Easement Purchase**

**On the Property of
Kenneth Lustgarten
September 27, 2012**

Subject Property: Lustgarten Farm #2
Block 34, Lots 25 & 26
Upper Freehold Twp., Monmouth County
SADC ID# 13-0071-DE
Approximately 75 Acres

WHEREAS, on August 9, 2011, Monmouth County submitted a FY2009 County PIG Program application for a property identified as Block 34, Lots 25 and 26, Upper Freehold Township, Monmouth County, hereinafter "Property," totaling approximately 75 acres, (Schedule A); and

WHEREAS, the Owner has requested a 1-acre non-severable exception area on the Property for a future single family residence; and

WHEREAS, the Owner has also requested an 11-acre severable exception, to be accessed from adjacent Meirs Road, to accommodate Monmouth County's Lahaway Creek Greenway (Schedule A); and

WHEREAS, the 11-acre severable exception area is wooded and environmentally constrained and sufficiently buffered from agricultural production areas; and

WHEREAS, the 11-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access Lahaway Creek securing water access for the Property. The irrigation easement must be approved by the SADC; and

WHEREAS, the Property is currently devoted to ornamental nursery production and has 42% Prime soils and 34% Statewide soils; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 27, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, Monmouth County submitted appraisals and on April 27, 2012, the SADC certified the development easement value of the Property at \$14,500 per acre based on current zoning and environmental conditions; and

WHEREAS, on May 22, 2012, the Owner accepted the SADC's offer to purchase the development easement on the Property at \$14,500 per acre; and

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

WHEREAS, due to Upper Freehold Township's inability to fund the preservation of this farm, on June 12, 2012, the County on behalf of the landowner submitted the application to the SADC's State acquisition program; and

WHEREAS, by resolution #2012-0476 Monmouth County has agreed to contribute 25% of the purchase price (\$3,625 per acre) towards the SADC acquisition of the development easement on the Lustgarten #2 farm; and

WHEREAS, the cost share breakdown is approximately as follows (based on 75 acres):

		Total
SADC	\$10,875 per acre	\$815,625 75%
Monmouth County	\$ 3,625 per acre	\$271,875 25%
		\$1,087,500; and

WHEREAS, Monmouth County will be acquiring the severable exception area for its Lahaway Creek Greenway via an allocation based on the SADC certified Before Value of \$22,000 per acre; and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 28, 2011 which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property has a quality score of 68.55 which exceeds the Priority Quality score for Monmouth County of 62, and the Property's 75 acres exceeds the Priority acreage for Monmouth County of 35 acres, and therefore the Property is categorized a Priority farm; 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, 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;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the Lustgarten #2 Farm application, for the acquisition of the development easement at a value of \$14,500 per acre for a total of approximately \$1,087,500 (SADC net cost after Monmouth County contribution will be \$815,625) subject to the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC final approval is contingent upon Monmouth County contributing \$3,625 per acre towards the acquisition of the development easement; and

BE IT FURTHER RESOLVED, that the SADC approves a one acre nonseverable exception and a 11 acre severable exception. The 11-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access Lahaway Creek securing water access for the Property. The irrigation easement must be approved by the SADC; and

BE IT FURTHER RESOLVED, that the SADC's cost share shall be based on the final surveyed acreage of the Property adjusted for proposed road rights of way, other rights of way or easements as determined by the SADC, or streams or water bodies on the boundaries of the Property as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, that contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; 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 on the Property; 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.

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSTAIN
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

Schedule A



Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Lustgarten, Kenneth #2

Block 34 Lots P/O 25 (30.0 ac); P/O 25-ES (severable exception - 11.5 ac);

P/O 26 (46.1 ac) & P/O 26-EN (non severable exception - 1.0 ac)

Gross Total = 88.6 ac

Upper Freehold Twp., Monmouth County

500 250 0 500 1,000 Feet

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



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

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

Date: 8/16/2011

Schedule D

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Lustgarten Farm #2
State Acquisition
Easement Purchase - SADC
75 Acres

Block 34	Lot 25	Upper Freehold Twp.	Monmouth County
Block 34	Lot 26	Upper Freehold Twp.	Monmouth County

SOILS:	Other	24% * 0	=	.00
	Prime	42% * .15	=	6.30
	Statewide	34% * .1	=	3.40

SOIL SCORE: 9.70

TILLABLE SOILS:	Cropland Harvested	55% * .15	=	8.25
	Wetlands	8% * 0	=	.00
	Woodlands	37% * 0	=	.00

TILLABLE SOILS SCORE: 8.25

FARM USE:	Ornament Nursery Products	acres
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This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for To allow for potential future residence
Exception is not to be severable from Premises
Right to Farm language is to be included in Deed of Easement
Exception is to be restricted to one single family residential unit
 - 2nd eleven (11) acres for To accomodate the County's Lahaway Creek Greenway
Exception is severable
Right to Farm language is to be included in Deed of Future Lot
The Park System will need to grant irrigation easements to the landowner
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(19)

**Final Approval and Authorization to Execute Closing Documents
Authorization to Contract for Professional Services
SADC Easement Purchase**

**On the Property of
Karmondi Farm LLC**

September 27, 2012

Subject Property: Karmondi Farm LLC
Block 1, Lot 6.01
Holland Township, Hunterdon County
SADC ID#: 10-0198-DE
Approximately 77 Net Easement Acres

WHEREAS, on June 15, 2011, the State Agriculture Development Committee ("SADC") received a development easement sale application from Karmondi Farm LLC, hereinafter "Owner," identified as Block 1, Lot 6.01, Holland Township, Hunterdon County, hereinafter "Property," totaling approximately 77 net easement acres, identified in Schedule A; and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Property is situated within the Highlands Preservation Area and the Property qualifies for supplemental funding pursuant to SADC FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended, which authorizes the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding; and

WHEREAS, SADC staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on January 29, 2006 which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property does meet the SADC's "Priority" category for Hunterdon County (minimum acreage of 46 and minimum quality score of 58) because it is 77 acres and has a quality score of 64.80; and

WHEREAS, the Owner has requested one 3-acre non-severable exception area for a future single family to be located in the wooded area as shown on Schedule A or in a tillable area of the farm; and

WHEREAS, the SADC sought clarification regarding the LLC qualification for Exemption #1 under the Highland Water Protection and Planning Act for the proposed exception area and future residence and received positive confirmation of the LLC's qualification from the Highlands Water Protection and Planning Council (HWPPC) and the Department of Environmental Protection Agency (DEP) and has provided these responses to the landowner for consideration and guidance when considering construction of the future residence and any improvements to the existing farm lane; and

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

WHEREAS, the Property is currently devoted to field crops, orchard and vegetable production, has 37.54 percent prime soils and 56 acres of tillable land; and

WHEREAS, on July 26, 2012, the SADC certified the development easement value of the Property at \$6,000 per acre based on January 1, 2004 zoning and environmental conditions and \$1,400 per acre based on current zoning and environmental conditions as of May 17, 2012; and

WHEREAS, on July 30, 2012 the SADC offered to purchase the development easement from the Owner for \$6,000 per acre; and

WHEREAS, on August 16, 2012 the Owner accepted the SADC's offer to purchase the development easement on the Property at the higher value of \$6,000 per acre; 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, 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;

WHEREAS, because all available State Acquisition funding is encumbered or earmarked for other projects at this time, the Property will utilize SADC Highlands funds as per SADC FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended dated March 23, 2006; and

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the Property, for the direct acquisition of the development easement at a value of \$6,000 per acre for a total of approximately \$462,000 subject to the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC approves the use of funding pursuant to SADC FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended, which authorizes the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding; and

BE IT FURTHER RESOLVED, that contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; 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 on the Karmondi Farm; 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.

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSTAIN
Denis Germano	YES

Peter Johnson
Torrey Reade
Jane R. Brodhecker
Alan A. Danser
James Waltman

YES
YES
YES
YES
ABSENT

Schedule A

Application within the Highlands Preservation Area

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Karmondi Farm LLC/Ravenburg/Hammerstone
Block 1 Lots P/O 6.01 (76.5 ac)
& P/O 6.01-EN (non-severable exception - 3.0 ac)
Total = 79.6 ac
Holland Twp., Hunterdon County

Property in Question	
	EN - (Non-Severable) Exception
	E5 - (Severable) Exception
Wetlands Boundaries	
	300 ft Buffered Wetlands
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OES & Recreation Easement
	Federal Land



500 250 0 500 1,000 Feet

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

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

December 1, 2011

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Karmondi Farm LLC
State Acquisition
Easement Purchase - SADC
77 Acres

Block 1	Lot 6.01	Holland Twp.	Hunterdon County
SOILS:		Other	41.5% * 0 = .00
		Prime	37.54% * .15 = 5.63
		Statewide	20.96% * .1 = 2.10
			SOIL SCORE: 7.73
TILLABLE SOILS:		Cropland Harvested	70% * .15 = 10.50
		Woodlands	30% * 0 = .00
			TILLABLE SOILS SCORE: 10.50
FARM USE:		Field Crop Except Cash Grain	6 acres
		Fruit & Tree Nut NEC	8 acres
		Vegetable & Melons	16 acres

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st three (3) acres for future SFR
 - Exception is not to be severable from Premises
 - Right to Farm language is to be included in Deed of Easement
 - Exception is to be restricted to one single family residential unit
 - 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
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(20)

**Final Approval and Authorization to Execute Closing Documents
Authorization to Contract for Professional Services
SADC Easement Purchase**

**On the Property of
Anthony Estate**

September 27, 2012

Subject Property: Anthony Estate
Block 11, Lot 50
Upper Pittsgrove Twp., Salem County
Block 2, Lots 1 & 1.02, 49 and 56
Elmer Borough, Salem County
SADC ID # 17-0237-DE
Approximately 118.5 Acres

WHEREAS, on May 26, 2011, the State Agriculture Development Committee ("SADC") received a development easement sale application from the Anthony Estate, hereinafter "Owner," identified as Block 11, Lot 50, Upper Pittsgrove Twp., Salem County, Block 2, Lots 1 & 1.02, 49 and 56, Elmer Borough, Salem County, hereinafter "Property," totaling approximately 118.5 acres, (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 28, 2011, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property has a quality score of 75.38, which exceeds the Priority Quality score for Salem County of 62, and the Property's 118.5 acres exceeds the Priority acreage for Salem County of 95 acres, so therefore the Property is categorized as a Priority farm; and

WHEREAS, the Property is currently devoted to cash grain production and has 85% prime soils; and

WHEREAS, one Residual Dwelling Site Opportunity was allocated to the Property; and

WHEREAS, on April 27, 2012, the SADC certified the development easement value of the Property at \$4,800 per acre based on current zoning and environmental conditions; and

WHEREAS, after certification of the development easement value, the Landowner expressed the desire to pursue a fee simple open space transaction with the Borough of Elmer for Block 2, Lots 49 and 56, adjacent to existing athletic fields; and

WHEREAS, the Landowner has requested that the area of Block 2, Lot 56 that is directly adjacent to farmland contain a recorded 150' conservation easement with sufficient landscaping to buffer the adjacent farmland (Schedule A); and

WHEREAS, Salem County and Elmer Borough representatives are coordinating all approvals and funding in order to purchase Block 2, Lots 49 and 56 (approximately 17 acres) at the SADC certified "Before" value of \$9,100 per acres; and

WHEREAS, the application was modified to exclude Block 2, Lots 49 and 56, resulting in approximately 101.5 acres of farmland to be preserved; and

WHEREAS, the SADC review appraiser indicated there would be no change in the per acre value for the amended application; and

WHEREAS, the modified application continues to exceed SADC's "Priority" farm criteria with a revised quality score of 73.69 and 101.5 acres; and

WHEREAS, on July 27, 2012, the Owner accepted the SADC's offer to purchase the development easement on the Property at \$4,800 per acre; and

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

WHEREAS, 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;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the Property, for the acquisition of the development easement at a value of \$4,800 per acre for a total of approximately \$487,200 subject to the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC's cost share shall be based on the final surveyed acreage of the Property adjusted for proposed road rights of way, other rights of way or easements as determined by the SADC, tidelands claim and streams or water bodies on the boundaries of the Property as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, that contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; 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 on the Property; and

BE IT FURTHER RESOLVED, at the landowners' request, this Final Approval is conditioned upon the recording of a permanent 150' conservation easement on Block 2 Lot 56 which ensures that sufficient landscaping will be installed and maintained to buffer the adjacent farmland from public recreation uses as shown on the map identified as Schedule A subject to the SADC and landowner review and approval; and

BE IT FURTHER RESOLVED, should the Landowner request the SADC purchase an easement on Block 2, Lots 49 and 56, in the event the fee simple transaction does not take place as contracted with the Landowner, Elmer Borough and/or Salem County, the SADC would revise the application again to include this acreage and purchase it at \$4,800 per acre, bringing the farmland easement acreage back to approximately 118.5 acres; 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.

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSTAINED
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

Schedule A

x:/counties/salco/projects/anthony4_aerial.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Anthony Farm
Block 2 Lots 1 (1.2 ac); 1.02 (3.5 ac); 49-ES (severable exception - 0.3 ac)
and 56-ES (severable exception - 16.7 ac; 150ft Buffer Area - 4.9 ac)
Elmer Borough
Block 11 Lot 50 (96.8 ac)
Upper Pittsgrove Twp.
Gross Total = 118.5 ac
Salem County

500 250 0 500 1,000 Feet



Property In Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Soils Boundaries	
	Municipal, County and Non-Prof: Preserved Open Space
	State Owned Conservation Easement
	State Owned OES & Recreation Easement
	150 ft Buffer Area
	Proposed DEP Area

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Sources:
NRCS - SSURGO 2008 Soil Data
Green Acres Conservation Easement Data
NJOT/OGIS 2007/2008 Digital Aerial Image

August 20, 2012

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Anthony Estate
State Acquisition
Easement Purchase - SADC
102 Acres

Block 11	Lot 50	Upper Pittsgrove Twp.	Salem County
Block 2	Lot 1	Elmer Boro	Salem County
Block 2	Lot 1.02	Elmer Boro	Salem County

SOILS:	Prime	85.02% *	.15	=	12.75
	Statewide	13.82% *	.1	=	1.38
	Unique zero	1.16% *	0	=	.00

SOIL SCORE: 14.14

TILLABLE SOILS:	Cropland Harvested	82% *	.15	=	12.30
	Woodlands	18% *	0	=	.00

TILLABLE SOILS SCORE: 12.30

FARM USE:	Cash Grains	86 acres
------------------	-------------	----------

This final approval is subject to the following:

1. Available funding.
2. The allocation of 1 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Recorded
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(21)

ELIGIBILITY REVIEW AND WAIVER

For

CAMDEN COUNTY PLANNING INCENTIVE GRANT

On the Property of

Joanne Price, Jennifer Osborne, Elizabeth LaPollo

Winslow Township, Camden County

SADC ID# 04-0020-PG

September 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Camden County ("County") pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, the Plan received final approval on December 4, 2008 and its latest annual update was approved April 28, 2011; and

WHEREAS, on April 3, 2012, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Camden County, for the Price Farm, identified as Block 6312, Lot 1.01, Winslow Township, Camden County, totaling approximately 13 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, at this time the County has \$2,000,000 in SADC FY2009 PIG base grant funding and \$1,500,000 in SADC FY2011 PIG base grant funds; and

WHEREAS, the Property is located in Camden County's Farm Belt Project Area; and

WHEREAS, the Property currently supports a vegetable and melon operation; and

WHEREAS, the Property has (1) one acre non severable exception around the existing residence; and

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

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets the minimum standards as per N.J.A.C. 2:76-6.20 and has a quality score of 63.04 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing standards for determining an "eligible farm" by determining minimum score requirements in the County PIG program; and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the County Easement Purchase Program and/or the County PIG program within the previous three fiscal years, as determined by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 the SADC may grant relief of the minimum score criterion for applications submitted under the County PIG program as per Resolution #FY2012R7(35) approved on July 28, 2011(effective January 1, 2012); and

WHEREAS, because there were no applications during the past three fiscal years that received preliminary approval through the County PIG program in order to establish an average quality score for Camden County, the SADC considers applications in Camden County on a case by case basis until an average quality score can be calculated in future years; and

WHEREAS, the Camden County Agriculture Development Board (CADB) has requested that the SADC consider and approve the application based on the following factors:

- The farm has a quality score of 63.04;
- This is the first farm to apply through the Camden County PIG program;
- A significant investment has already been made in this area with two preserved farms within 1,100 feet totaling 158.617 acres (Schedule C);
- The farm is situated in an area adjacent to other productive farms which have not been preserved yet, therefore, the preservation of this farm could act as a catalyst for neighboring landowners to apply for preservation;
- The farm is within the Farm Belt Project area which has 17 targeted farms totaling 510 acres including farms directly adjacent to the Price farm;
- Although this farm is small, it is of exceptional agricultural resource value to Camden County, particularly due to its soil characteristics (90% Prime soils and 10% statewide soils); and

WHEREAS, based on the factors presented by the CADB above SADC staff recommend the SADC approve the application in order to finalize preliminary approval as per N.J.A.C. 2:76-17.9;

NOW THEREFORE BE IT RESOLVED, the SADC approves this application based on the factors listed above; and

BE IT FURTHER RESOLVED, that the SADC shall notify the County in writing that the application has been approved and SADC staff will finalize the preliminary approval as per N.J.A.C. 2:76-17.9; and

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

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Joanne Price, Jennifer Osborne and Elizabeth LaPollo
 Block 6312 Lots P/O 1.01 (13.4 ac)
 & P/O 1.01-EN (non-severable exception - 1.0 ac)
 Gross Total = 14.4 ac
 Winslow Twp., Camden County



Property is Located:	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries:	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OVS & Recreation Easement

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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Sources:
 NJDEP Freshwater Wetlands Data
 Green Acres Conservation Easement Data
 DVRPC 2010 Digital Aerial Image

Schedule B

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Camden Winslow Twp. 0436

APPLICANT Price, Joanne\Osborne, Jennifer\LaPollo, Elizabeth

PRIORITIZATION SCORE

SOILS:	Prime	90% *	.15	=	13.50	
	Statewide	10% *	.1	=	1.00	
						SOIL SCORE: 14.50
TILLABLE SOILS:	Cropland Harvested	100% *	.15	=	15.00	
						TILLABLE SOILS SCORE: 15.00
BOUNDARIES	Farmland (Unrestricted)	38% *	.06	=	2.28	
AND BUFFERS:	Residential Development	42% *	0	=	.00	
	Woodlands	20% *	.06	=	1.20	
						BOUNDARIES AND BUFFERS SCORE: 3.48
CONTIGUOUS	Curcio	Restricted Farm or Current Application			2	
PROPERTIES	Curcio	Restricted Farm or Current Application			2	
/ DENSITY:	Price, Osborne & LaPollo	Restricted Farm or Current Application			2	
						DENSITY SCORE: 6.00
LOCAL COMMITMENT:		100% *	19	=	19.00	
						LOCAL COMMITMENT SCORE: 19.00
SIZE:						SIZE SCORE: 1.38
IMMIMENCE OF CHANGE:	SADC Impact factor =		3.68			
						IMMINENCE OF CHANGE SCORE: 3.68
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
						TOTAL SCORE: 63.04

Preserved Farms and Active Applications Within Two Miles

Application within the Pinelands Ag Production Area



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Joanne Price, Jennifer Osborne and Elizabeth LaPollo
Block 6312 Lots P/O 1.01 (13.4 ac)
& P/O 1.01-EN (non-severable exception - 1.0 ac)
Gross Total = 14.4 ac
Winslow Twp., Camden 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

Farmland Preservation Program

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

Base Map

- County Boundary
- Municipal Boundary

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2007/2008 Digital Aerial Image
DVRPC 2010 Aerial Image

June 20, 2012

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(22)

ELIGIBILITY REVIEW AND WAIVER

For

CAMDEN COUNTY PLANNING INCENTIVE GRANT

On the Property of

John Pagano

Winslow Township, Camden County

SADC ID# 04-0021-PG

September 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Camden County ("County") pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, the Plan received final approval on December 4, 2008 and its latest annual update was approved April 28, 2011; and

WHEREAS, on September 4, 2012, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Camden County, for the Pagano Farm, identified as Block 8201, Lot 5, Winslow Township, Camden County, totaling approximately 23 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, at this time the County has \$2,000,000 in SADC FY2009 PIG base grant funding and the \$1,500,000 in SADC FY2011 PIG base grant funds; and

WHEREAS, the Property is located in Camden County's Great Swamp Branch Project Area; and

WHEREAS, the Property currently supports a vegetable operation; and

WHEREAS, the Property has one 3.2 acre non-severable exception around the existing residence; and

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets the minimum standards as per N.J.A.C. 2:76-6.20 and has a quality score of 54.44 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing standards for determining an "eligible farm" by determining minimum score requirements in the County PIG program; and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the County Easement Purchase Program and/or the County PIG program within the previous three fiscal years, as determined by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 the SADC may grant relief of the minimum score criterion for applications submitted under the County PIG program as per Resolution #FY2012R7(35) approved on July 28, 2011(effective January 1, 2012); and

WHEREAS, because there were no applications during the past three fiscal years that received preliminary approval through the County PIG program in order to establish an average quality score for Camden County, the SADC considers applications in Camden County on a case by case basis until an average quality score can be calculated in future years; and

WHEREAS, the Camden County Agriculture Development Board (CADB) has requested that the SADC consider and approve the application based on the following factors:

- The farm has a quality score of 54.44;
- The farm is approximately 83% tillable and in active agriculture;
- The farm is located within a designated Agriculture Development Area and Project Area as delineated by Camden County in its Farmland Preservation Plan;
- The farm is adjacent to an eight year program and within 1,900 feet of 200 acre preserved farm (Schedule C);
- Although this farm is small it is of above average agricultural resource value to Camden County, particularly due to its soil characteristics (20% Prime soils and 77% statewide soils);
- the farm is situated in an area adjacent to other productive farms which have not been preserved yet, therefore, the preservation of this farm could act as a catalyst for neighboring landowners to apply for preservation
- The Great Swamp Branch Project Area includes 19 targeted farms totaling 1,864 acres

WHEREAS, based on the factors presented by the CADB above SADC staff recommend the SADC approve the application in order to finalize preliminary approval as per N.J.A.C. 2:76-17.9;

NOW THEREFORE BE IT RESOLVED, the SADC approves this application based on the factors listed above; and

BE IT FURTHER RESOLVED, that the SADC shall notify the County in writing that the application has been approved and SADC staff will finalize the preliminary approval as per N.J.A.C. 2:76-17.9 ; and

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

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

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

Soils

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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

John Pagano

Block 8201 Lots P/O 5 (23.0 ac) and

P/O 5-EN (non-severable exception - 3.2 ac)

Gross Total = 26.2 ac

Winslow Twp., Camden County

Property In Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Soils Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned ORS & Recreation Easement



250 125 0 250 500 Feet

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Sources:
NRCS - SSURGO 2010 Soil Data
Green Acres Conservation Easement Data
DVRPC 2010 Digital Aerial Image

JUNE 12 8

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Camden Winslow Twp. 0436
APPLICANT John Pagano

PRIORITIZATION SCORE

SOILS:

Other	3%	*	0	=	.00
Prime	20%	*	.15	=	3.00
Statewide	77%	*	.1	=	7.70

SOIL SCORE: 10.70

TILLABLE SOILS:

Cropland Harvested	83%	*	.15	=	12.45
Other	6%	*	0	=	.00
Wetlands	11%	*	0	=	.00

TILLABLE SOILS SCORE: 12.45

**BOUNDARIES
AND BUFFERS:**

EP Applications	20%	*	.13	=	2.60
Commercial	5%	*	0	=	.00
Farmland (Unrestricted)	37%	*	.06	=	2.22
Residential Development	25%	*	0	=	.00
Streams and Wetlands	13%	*	.18	=	2.34

BOUNDARIES AND BUFFERS SCORE: 7.16

**CONTIGUOUS
PROPERTIES
/ DENSITY:**

Matro	Restricted Farm or Current Application	2
Bates Run Farms	Restricted Farm or Current Application	2
Donio	Restricted Farm or Current Application	2
Pagano	Restricted Farm or Current Application	2

DENSITY SCORE: 8.00

LOCAL COMMITMENT:

100% * 10 = 10.00

LOCAL COMMITMENT SCORE: 10.00

SIZE:

SIZE SCORE: 2.45

IMMIMENCE OF CHANGE: SADC Impact factor = 3.68

IMMINENCE OF CHANGE SCORE: 3.68

COUNTY RANKING:

EXCEPTIONS:

EXCEPTION SCORE: .00

TOTAL SCORE: 54.44

Preserved Farms and Active Applications Within Two Miles

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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

John Pagano
Block 8201 Lot 5 (26.2 ac)
Gross Total = 26.2 ac
Winslow Twp., Camden 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

Farmland Preservation Program	
Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Preserved Easements	
Active Applications	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement
Base Map	
	County Boundary
	Municipal Boundary

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
DVRPC 2010 Aerial Image
NJOT/OGIS 2007/2008 Digital Aerial Image

September 6, 2012

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(23)

**ELIGIBILITY REVIEW AND WAIVER
For
BERGEN COUNTY PLANNING INCENTIVE GRANT**

**On the Property of
George H. Demarest LLC
Saddle River Borough, Bergen County
SADC ID# 02-0001-PG**

September 27, 2012

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

WHEREAS, the Plan received preliminary approval on May 28, 2009; and

WHEREAS, on July 17, 2012, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") individual application from Bergen County, for the Demarest Farm, identified as Block 2101, Lot 13, Saddle River Borough, Bergen County, totaling approximately 18 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, at this time the County has \$1,500,000 in SADC FY2011 PIG base grant funding and the opportunity to compete for an additional \$3,000,000 in FY2011 competitive grant funds; and

WHEREAS, the Property is located in Bergen County's Saddle River Project Area; and

WHEREAS, the Property currently supports an apple, pumpkin and mixed vegetable operation; and

WHEREAS, the Property has no residences, no exceptions and no pre-existing non-agricultural uses; and

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

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets the minimum standards as per N.J.A.C. 2:76-6.20 and has a quality score of 45.93 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing standards for determining an “eligible farm” by determining minimum score requirements in the County PIG program; and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an “eligible farm” means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county’s average quality score of all farms granted preliminary approval by the SADC through the County Easement Purchase Program and/or the County PIG program within the previous three fiscal years, as determined by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 the SADC may grant relief of the minimum score criterion for applications submitted under the County PIG program as per Resolution #FY2012R7(35) approved on July 28, 2011(effective January 1, 2012); and

WHEREAS, because there were no applications during the past three fiscal years that received preliminary approval through the County PIG program in order to establish an average quality score for Bergen County, the SADC considers applications in Bergen County on a case by case basis until an average quality score can be calculated in future years; and

WHEREAS, the Bergen County Agriculture Development Board (CADB) has requested that the SADC approve the application based on the following factors:

- The farm, located in Saddle River, is adjacent to the previously preserved 10.1 acre Demarest/Hillsdale farm in Hillsdale Township. Together they create approximately 28 acres of very productive farmland in a highly urbanized area. (Schedule C)
- Since both the preserved Demarest/Hillsdale farm and the Property are surrounded by residential development, they represent the only present opportunity to maintain an agricultural presence and resource in the surrounding community.
- The Property contains approximately 14 acres of apples, over 2 acres of pumpkins and 1 acre of vegetables.
- The agricultural production and active “Pick Your Own” agritourism activities support the neighboring Demarest/Hillsdale farm market in Hillsdale Township.
- Bergen County has 51 remaining farms totaling approximately 800 acres. Seven of the 51 farms have been preserved for a total of 318 acres. If preserved, the 18 acre Property would be the third largest farm preserved to date.
- The Property is approximately 80 % tillable and contains soils that are 8% Prime and 48% soils of Statewide Importance, significantly contributing to the County’s important agricultural soils.
- The average soil quality of the 51 remaining farms is 17.7 % Prime and 14.1% soils of Statewide importance.

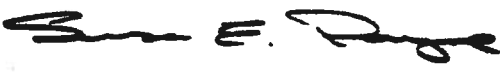
WHEREAS, based on the factors presented by the CADB above SADC staff recommend the SADC approve the application in order to finalize preliminary approval as per N.J.A.C. 2:76-17.9;

NOW THEREFORE BE IT RESOLVED, the SADC approves this application based on the factors listed above; and

BE IT FURTHER RESOLVED, that the SADC shall notify the County in writing that the application has been approved and SADC staff will finalize the preliminary approval as per N.J.A.C. 2:76-17.9 ; and

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

9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

George Demarest, LLC
Block 2101 Lot 13 (17.8 ac)
Gross Total = 17.8 ac
Saddle River Borough, Bergen County

250 125 0 250 500 Feet



Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Soils Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Sources:
NRCS - SSURGO 2010 Soil Data
Green Acres Conservation Easement Data
NJOT/OGIS 2007/2008 Digital Aerial Image

March 21, 2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

Schedule B

GENERAL INFORMATION

COUNTY OF Bergen Saddle River Boro 0258

APPLICANT: George Demarest LLC

PRIORITIZATION SCORE

SOILS:

Other	44%	0	=	.00
Prime	8%	.15	=	1.20
Statewide	48%	.1	=	4.80

SOIL SCORE: 6.00

TILLABLE SOILS:

Orchard

100% * .15 = 15.00

TILLABLE SOILS SCORE: 15.00

BOUNDARIES Residential Development

78.7% * 0 = .00

AND BUFFERS: Streams and Wetlands

21.3% * .18 = 3.83

BOUNDARIES AND BUFFERS SCORE: 3.83

CONTIGUOUS Demarest LLC

Restricted Farm or Current Application 2

PROPERTIES Demarest

Restricted Farm or Current Application 2

/ DENSITY:

DENSITY SCORE: 4.00

LOCAL COMMITMENT:

100% * 8 = 8.00

LOCAL COMMITMENT SCORE: 8.00

SIZE:

SIZE SCORE: 6.07

IMMIMENCE OF CHANGE: SADC Impact factor = 3.03

IMMINENCE OF CHANGE SCORE: 3.03

COUNTY RANKING:

EXCEPTIONS:

EXCEPTION SCORE: .00

TOTAL SCORE: 45.93

Preserved Farms and Active Applications Within Two Miles

SCHEDULE C

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

George Demarest, LLC
Block 2101 Lot 13 (17.8 ac)
Gross Total = 17.8 ac
Saddle River Borough, Bergen County

2,000

1,000

0

N

Farmland Preservation Program

Property in Question

- EN - (Non-Severable) Exception
- ES - (Severable) Exception

Preserved Easements

Active Applications

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

Base Map

- County Boundary
- Municipal Boundary

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/OGIS 2007/2008 Digital Aerial Image

March 21, 2012

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(24)

Memorializing Standards for determining Eligible Farms Pursuant
to the County Planning Incentive Grant (PIG) Program

September 27, 2012

(Revised from July 26, 2102)

WHEREAS, on July 26, 2012 the SADC approved Resolution #FY2013R7(7) which established the minimum score for an eligible farm pursuant to the County Planning Incentive Grant Program. The data utilized was in error because some farms receiving approval in Fiscal Year 2010 were not included. The purpose of this resolution is to approve revised minimum score requirements for eligible farms in the County Planning Incentive Grant Program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 (County Planning Incentive Grant Program) the SADC is responsible for establishing the standards for determining an "eligible farm" by determining minimum score requirements in the County planning incentive grant program; and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the county easement purchase program and/or the county planning incentive grant program within the previous three fiscal years, as determined by the SADC ; and

WHEREAS, since there were no applications during the past three fiscal years to establish average quality scores in Bergen and Camden Counties, the SADC will consider and approve farms in these counties on a case by case basis;

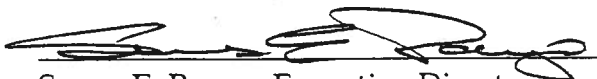
WHEREAS, in all Counties except Bergen and Camden Counties, if a farm fails to meet the minimum score requirements and the County wishes to preserve the farm using Committee funds, the County may request a waiver of the minimum score criterion pursuant to N.J.A.C. 2:76-17.9(a)7 for applications submitted under the county planning incentive grant program;

NOW THEREFORE BE IT RESOLVED, that the SADC adopts the Average Quality Scores for each county as identified on the attached Schedule "A" for planning incentive grant applications; and

BE IT FURTHER RESOLVED, that the SADC adopts the 70 percent average quality score values for determining an "eligible farm" pursuant to N.J.A.C. 2:76-17.2 with the exception of Bergen and Camden Counties which have no minimum score; and

BE IT FURTHER RESOLVED, that the 70 percent of average quality scores for determining an "eligible farm" pursuant to N.J.A.C. 2:76-17.2 shall be effective as of January 1, 2013, and shall apply to an application for the sale of a development easement that is approved by the SADC pursuant to N.J.A.C. 2:76-17.9 prior to December 31, 2013.

9/27/12
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SADC County PIQ "Eligible" Farm Standard
Effective 1.01.13 - 12.31.13

Schedule A
Eligible Farm Standards
PIQ
September 27, 2012

SADC Minimum Standards for "Eligible" Farm									
	<u>2009</u> <u>Average</u> <u>Quality</u> <u>Score</u>	<u>FY 2010</u> <u>Average</u> <u>Quality</u> <u>Score</u>	<u>FY2011</u> <u>Average</u> <u>Quality</u> <u>Score</u>	<u>FY2012</u> <u>Average</u> <u>Quality</u> <u>Score</u>	<u>"2013 Average</u> <u>Quality Score</u>	<u>70% of</u> <u>Average</u> <u>Quality Score</u>			
Atlantic	47.61	47.94	52.61	****	64.91	45			
Bergen	35.91	20.57	****	****					
Burlington	64.12	63.49	65.06	64.91	64.54	45			
Camden		****	****	****					
Cape May	51.6	51.32	54.69	45.77	49.35	34			
Cumberland	60.56	60.83	61.55	59.53	58.97	41			
Gloucester	53.22	58.11	59.69	62.14	62.65	43			
Hunterdon	57.6	61.26	62.64	65.52	64.97	45			
Mercer	70.66	72.05	77.19	72.42	68.52	47			
Middlesex	53.25	58.02	59.49	63.03	57.98	40			
Monmouth	69.01	69.56	71.75	68.95	70	49			
Morris	63.55	61.45	60.01	60.42	60.65	42			
Ocean	46.85	48.58	56.69	61.39	71.17	49			
Passaic		****	****	****	33.66	23			
Salem	68.61	71.13	69.77	69.77	65.86	46			
Somerset	67.31	66.98	66.93	67.09	67	46			
Sussex	50.39	48.2	51.24	57.02	54.9	38			
Warren	55.52	56.66	57.51	61.57	60.99	42			
* Based on preliminary or Green Light quality scores for County '10, '11, and '12 Fiscal Years									
N.J.A.C. 2:76-17.9 (a) and 17.2 (County Planning Incentive Grant Program)									
These standards are effective January 1, 2013 through December 31, 2013									
** all numbers are rounded down to the nearest whole number									
N.J.A.C. 2:76-17.9 -7: any farm not meeting this standard may seek a waiver									

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(25)

Memorializing Standards for determining Priority and Alternate Farms
Pursuant to the State Acquisition Programs

September 27, 2012

(Revised from July 26, 2012)

WHEREAS, on July 26, 2012 the SADC approved Resolution #FY2013R7(8) which established the minimum score for an eligible farm pursuant to the State Acquisition Programs. The data utilized was in error because some farms receiving approval in Fiscal Year 2010 were not included. The purpose of this resolution is to approve revised minimum score requirements for eligible farms in the State Acquisition Programs; and

WHEREAS, pursuant to N.J.A.C. 2:76-8.5(c) and N.J.A.C. 2:76-11.5 (c) the SADC is responsible for prioritizing farms for purposes of acquiring lands in fee simple title or acquiring development easements on eligible farms as a "Priority farm", "Alternate farm" and "Other farm"; and

WHEREAS, a "priority farm" means a farm that meets or exceeds both 75 percent of the average farm size in the county in which it is located and its quality score is at least 90 percent of the average quality score in the county in which it is located; and

WHEREAS, an "alternate farm" means a farm that does not meet the criteria for "priority farm", but meets or exceeds both 55 percent of the average farm size in the county in which it is located and its quality score is at least 70 percent of the average quality score in the county in which it is located; and

WHEREAS an "other farm" means a farm that does not meet the criteria for "priority" or "alternate" farms (Schedule A); and

WHEREAS, the average quality score in a county shall be based on the average quality score determined pursuant to N.J.A.C. 2:76-6.16 for all farms granted preliminary approval by the SADC through the county easement purchase program and/or county planning incentive grant program within the previous three fiscal years, as determined by the SADC; and

WHEREAS, since there were no applications that received preliminary approval during the past three fiscal years to establish average quality scores in Bergen and Camden

Counties, the SADC reserves the right to specifically review and approve any applications submitted under the State Acquisitions program in those counties; and

WHEREAS, the average farm size in a county shall be based on the average farm size of farms using the 2007 US Census data;

NOW THEREFORE BE IT RESOLVED, that the SADC adopts the Average Quality Scores for each county as identified on the attached Schedule A for State acquisitions; and

BE IT FURTHER RESOLVED, that the SADC adopts the Average Acres for each county as identified on the attached Schedule A; and

BE IT FURTHER RESOLVED, that the SADC adopts the individual scores for determining a "priority farm" and an "alternate farm" as identified on the attached Schedule A for State acquisition programs pursuant to N.J.A.C. 2:76-8 and 11; and

BE IT FURTHER RESOLVED, the individual scores pursuant to N.J.A.C. 2:76-8 and 11 shall be effective as of July 1, 2012, for all applications which have not had option agreements authorized by that date; and

BE IT FURTHER RESOLVED, the standards established in this resolution and Schedule A shall remain in effect through June 30, 2013; and

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

9/27/12

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SADC Minimum Standards - State Acquisition Program

"Priority" "Alternate" "Other" Prioritization System

For applications with appraisals authorized

July 1, 2012 through June 30, 2013

	2009 Average Quality Score	FY 2010 Average Quality Score	FY2011 Average Quality Score	FY2012 Average Quality Score	**FY2013 Average Quality Score	Average Acres 2007 Census	Priority		Alternate	
							**75% of Average Census Acres	**90% of Average Quality Score	**55% of Average Census Acres	**60% of Average Quality Score
Atlantic	47.61	47.94	52.61	***	64.91	61	45	58	33	45
Bergen	35.91	20.57	***	***	***	13	9	***	7	***
Burlington	64.12	63.49	65.06	64.91	64.54	93	69	58	51	45
Camden		***	***	***	***	39	29	***	21	***
Cape May	51.6	51.32	54.69	45.77	49.35	40	30	44	22	34
Cumberland	60.56	60.83	61.55	59.53	59.87	113	84	53	62	41
Gloucester	53.22	58.11	59.69	62.14	62.65	70	52	56	38	43
Hunterdon	57.6	61.26	62.64	65.52	64.97	62	46	58	34	45
Mercer	70.66	72.05	77.19	72.42	68.52	70	52	61	38	47
Middlesex	53.25	58.02	59.49	63.03	57.98	79	59	52	43	40
Monmouth	69.01	69.56	71.75	68.95	70	47	35	63	25	49
Morris	63.55	61.45	60.01	60.42	60.65	40	30	54	22	42
Ocean	46.85	48.58	56.69	61.39	71.17	39	29	64	21	49
Passaic		***	***	***	33.66	19	14	30	10	23
Salem	68.61	71.13	69.77	69.77	65.86	127	95	59	69	46
Somerset	67.31	66.98	66.93	67.09	67	74	55	60	40	46
Sussex	50.39	48.2	51.24	57.02	54.9	62	46	49	34	38
Warren	55.52	56.66	57.51	61.57	60.99	80	60	54	44	42
** BASED ON GOURNMENT OF PIT TAPPS WITH PRELIMINARY APPROVAL FY '10, '11, AND '12 - FISCAL YEARS 2007 USIA CENSUS DATE USED *** all numbers are rounded down to the nearest whole number **** Independent review and approval by SADC										

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(26)

PRELIMINARY REVIEW AND APPROVAL

**For the
NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS**

2013 FY FUNDING ROUND

September 27, 2012

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 February 21, 2012 in a total amount to be determined by the SADC and an application deadline of May 21, 2012 for the FY2013 Nonprofit Grant Round; and

WHEREAS, five nonprofit organizations submitted 18 applications for easement purchase located in five counties totaling approximately 837 acres; and

WHEREAS, three applications were not located within an agriculture development area (ADA) and are ineligible projects pursuant to N.J.A.C. 2:76-12.4(a)1 and one application did not meet the minimum criteria established in N.J.A.C. 6.20, leaving 14 applications (Schedule A); and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) staff is recommending that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, all 14 applications are greater or equal to 70% of the County average quality score as determined on July 28, 2011; and

WHEREAS, all 14 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 \$8.166.639 based on 50% of the estimated easement value and ancillary costs; and

WHEREAS, prior to the selection of appraisers, the nonprofit and SADC staff shall conduct a site visit of each farm to confirm the conditions to be appraised; and

WHEREAS, SADC staff is recommending the following allocations to be awarded to the nonprofits submitting applications based on a 50% cost share estimate as set forth more specifically in Schedule A:

- \$ 289,600 to the Hunterdon Land Trust Alliance
 - \$2,169,237 to the New Jersey Conservation Foundation
 - \$1,516,983 to The Land Conservancy of New Jersey
 - \$ 107,500 to Monmouth Conservation Foundation
- \$4,083,320

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 subject to the Garden State Preservation Trust approval, the Legislative appropriation of funds and the Governor signing the respective appropriation bills; 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 the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

9/27/12
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

S:\NONPROFITS\2012 round\preliminary approval.doc

Schedule A

FY2013 Non Profit Round										
Organization Name/Farm Name	Score	Min. Elig. Criteria Met?	Acq. Type	County	Municipality	Block	Lot	Net Acres	Total Estimated Cost	SADC Grant Requested (50%)
Hunterdon Land Trust Alliance Mulligan	55.96	Yes	EP	Hun	Kingwood Twp.	24	33	63	\$579,200	\$289,600.0
NEW JERSEY CONSERVATION FOUNDATION										
Perozzi	60.25	Yes	EP	Sal	Pilesgrove Twp.	80	10	74		
Matthews	53.34	Yes	EP	Sal	Alloway	33	2.01	30		
Timchal	62.51	Yes	EP	Sal	Alloway	15	2	75		
Doak	67.5	Yes	EP	Sal	Alloway	12	3,4, & 13	69		
McAlonan	57.14	Yes	EP	Sal	Alloway	30	17	29		
Rupert	52.87	Yes	EP	Som	Bedminster Twp.	61	4	42		
Ziebarth	62.89	Yes	EP	Som	Bedminster Twp.	41	1	24	\$4,338,474	\$2,169,237.0
MORMON CONSERVATION FOUNDATION Conover	56.89	Yes	EP	Mon	Wall Twp.	772	2	13	\$215,000	\$107,500.0
THE LAND CONSERVANCY OF NEW JERSEY										
Bindon	63.27	Yes	EP	Som	Bedminster Twp.	13	7 & 8	75		
May	56.27	Yes	EP	War	Hope Twp:	1100	400	22		
Sunny Hill	52.82	Yes	EP	War	Harmony	33	55	24		
K-J Farm	50.92	Yes	EP	War	Harmony	2	5			
Star D	68.01	Yes	EP	War	Harmony	7	p/o 1	102		
						7	p/o 1	40	\$3,033,965	\$1,516,982.5
total applications = 14								680	\$8,166,639	\$4,083,320
Ineligible Projects										
New Jersey Conservation Foundation	0	No	EP	Sal	Carney's Point Twp.	56	7	2	0	
DiGregorio						230				
Byrnes	0	No	EP	Hun	Delaware	6	7	0		
Monmouth Conservation Foundation	0	No	EP	Mon	Millstone Twp:	43	11 & 11.01	0		
Horzempa										
Delaware and Raritan Greenway	0	No	EP	Hun	West Amwell Twp.	29	16	0		
Wooden										

Wetlands

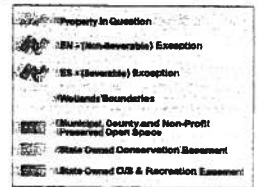
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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mark Mulligan/HLT
Block 33 Lots P/O 24 (60.6 ac)
& P/O 24-EN (non-severable exception - 5.0 ac)
Gross Total = 65.6 ac
Kingwood Twp., Hunterdon County

500 250 0 500 1,000 Feet



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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

June 16, 2012

State of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 Quality Ranking Score
 FY 2012 Easement Purchase - Nonprofit Funding Round
 September 11, 2012

GENERAL INFORMATION

COUNTY OF Hunterdon Kingwood Twp. 1016
 APPLICANT Mulligan\Hunterdon Land Trust Alliance

Blocks and Lots

Kingwood Twp. 1016 Block 24 Lot 33 68 ACRES

Exceptions

Acres	Reason	Justification	Restrictions	Negative Impact	SADC Impact	Total Score
5	homestead				0	0

Location: No Lot Association to Exception -
 The Exception will be restricted to one single family residential unit.
 The Exception is Nonseverable.

NET ACRES 63

USGS Grid Map Description: g

HOUSING, BUILDINGS AND OTHER STRUCTURES

Structure	Aq Use	Leased	Notes
Shed	Y	N	four for horses

RDSO's

ELIGIBLE 0
 SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Horse & Other Equine

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale	Notes
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

Type	Extent	Size	Aq Use
No Pre-Existing Uses Considered.			
Lessee	Business	Purpose	Frequency

EASEMENTS AND RIGHT OF WAYS

Type	Description	Dsc Notes
No Easements on Premise		
Affect	Viability	

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Hunterdon Kingwood Twp. 1016
APPLICANT Mulligan\Hunterdon Land Trust Alliance

PRIORITIZATION SCORE

SOILS:	Other	19.2%	*	0	=	.00
	Statewide	80.8%	*	.1	=	8.08

SOIL SCORE: 8.08

TILLABLE SOILS:	Cropland Pastured	56.5%	*	.15	=	8.48
	Wetlands	36%	*	0	=	.00
	Woodlands	7.5%	*	0	=	.00

TILLABLE SOILS SCORE: 8.48

BOUNDARIES	Deed Restricted Wildlife Area	16.7%	*	.18	=	3.01
AND BUFFERS:	Streams and Wetlands	42.3%	*	.18	=	7.61
	Woodlands	41%	*	.06	=	2.46

BOUNDARIES AND BUFFERS SCORE: 13.08

CONTIGUOUS PROPERTIES / DENSITY: DENSITY SCORE: .00

LOCAL COMMITMENT: 100% * 20 = 20.00

LOCAL COMMITMENT SCORE: 20.00

SIZE: SIZE SCORE: 4.38

IMMIMENCE OF CHANGE: SADC Impact factor = 1.94

IMMINENCE OF CHANGE SCORE: 1.94

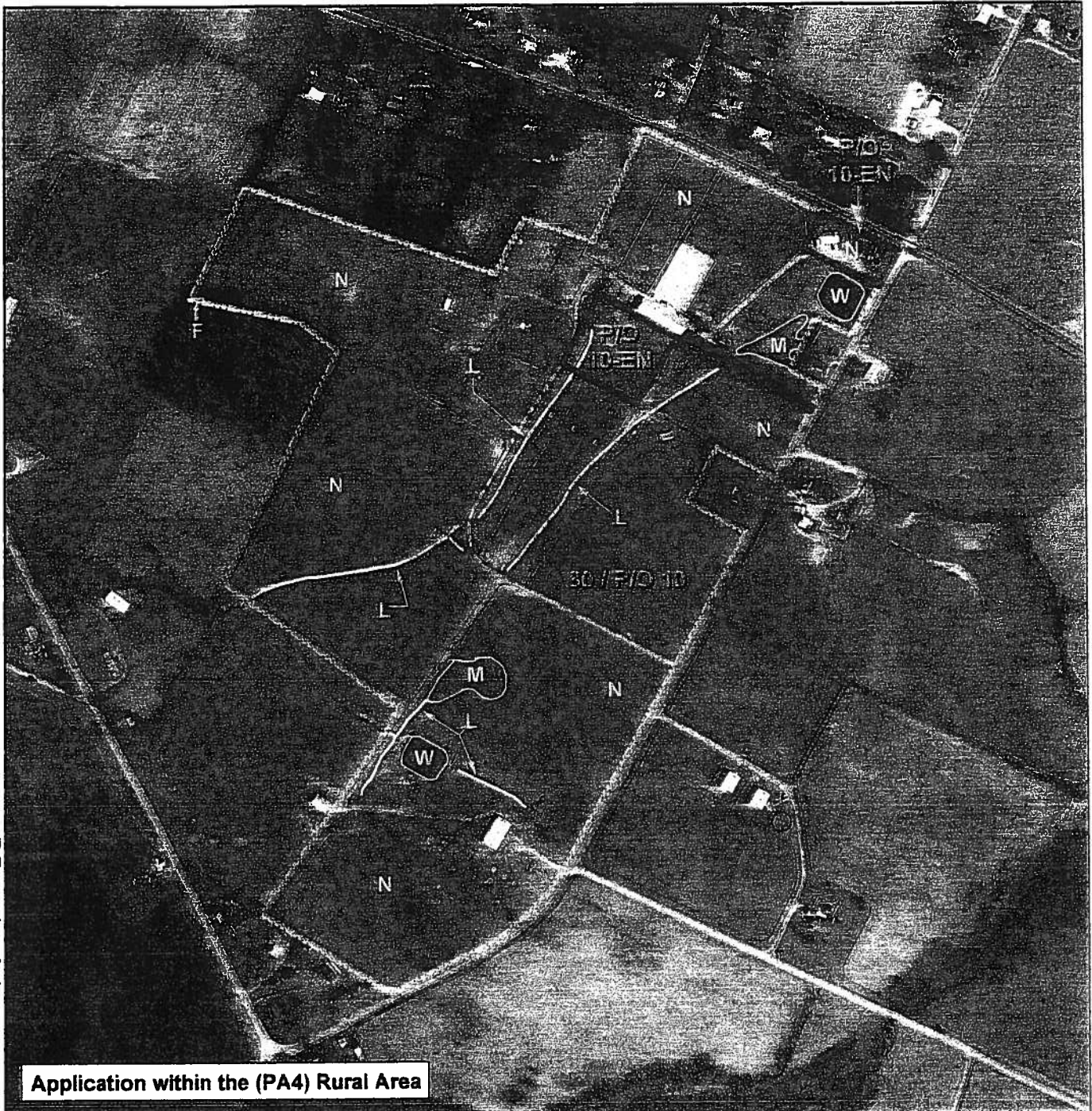
COUNTY RANKING:

EXCEPTIONS: EXCEPTION SCORE: .00

TOTAL SCORE: 55.96

Wetlands

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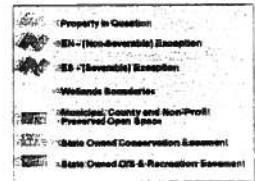


Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Perozzi, Lisa/ NJCF
Block 80 P/O Lot 10 (74.85 ac.) & P/O Lot 10-EN (non-severable exceptions – 2.75 ac).
Gross Total = 77.6 ac
Pilesgrove Twp. Salem County

500 250 0 500 1,000 Feet



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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

date: 7/9/2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Salem Pilesgrove Twp. 1709
APPLICANT NJCF\Perozzi, Lisa

Blocks and Lots

Pilesgrove Twp. 1709 Block 80 Lot 10 76 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
.7	existing SFR and tack shop				0	0

Location: Sal - Pilesgrove Twp. Block:80 Lot:10 -
The Exception will be restricted to one single family residential unit.
The Exception is Nonseverable.

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1.8	indoor riding facility		restricted to zero residential units		0	0

Location: Sal - Pilesgrove Twp. Block:80 Lot:10 -

The Exception is Nonseverable.

NET ACRES 74

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Stable	Y	N	
Barn	Y	N	
Other (Non Residence)	N	N	judges/announcers booth for horse show ring
Shed	Y	N	
Shed	Y	N	
Shed	Y	N	
Shed	Y	N	
Other (Non Residence)	Y	N	10 Horse "run-in" shelters

RDSO's

ELIGIBLE 0
SADC APPROVED 0

TYPE OF AGRICULTURAL OPERATION

Horse & Other Equine
Field Crop Except Cash Grain
Fowls, Broilers & Fryers
Chicken Eggs
Poultry & Eggs ducks

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Salem Pilesgrove Twp. 1709
APPLICANT NJCF\Perozzi, Lisa

PRIORITIZATION SCORE

SOILS:	Prime	7% *	.15	=	1.05
	Statewide	93% *	.1	=	9.30

SOIL SCORE: 10.35

TILLABLE SOILS:	Cropland Pastured	38.6% *	.15	=	5.79
	Other	3.8% *	0	=	.00
	Permanent Pasture	57.6% *	.02	=	1.15

TILLABLE SOILS SCORE: 6.94

BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	23.3% *	.2	=	4.66
	Farmland (Unrestricted)	31.7% *	.06	=	1.90
	Woodlands	8.63% *	.06	=	.52
	Residential Development	36.37% *	0	=	.00

BOUNDARIES AND BUFFERS SCORE: 7.08

CONTIGUOUS PROPERTIES / DENSITY:	Waddington, G & J	Restricted Farm or Current Application	2
	Waddington	Restricted Farm or Current Application	2
	Myers	Restricted Farm or Current Application	2
	Mosley	Restricted Farm or Current Application	2
	Paulding	Restricted Farm or Current Application	2
	Goforth	Restricted Farm or Current Application	2
	Sickler	Restricted Farm or Current Application	2
	Eachus	Restricted Farm or Current Application	2
	Ware	Restricted Farm or Current Application	2
	Clark	Restricted Farm or Current Application	2
	Perozzi	No Points	0

DENSITY SCORE: 10.00

LOCAL COMMITMENT:	100% *	20	=	20.00
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LOCAL COMMITMENT SCORE: 20.00

SIZE:	SIZE SCORE:	2.89
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IMMIMENCE OF CHANGE: SADC Impact factor = 2.99

IMMINENCE OF CHANGE SCORE: 2.99

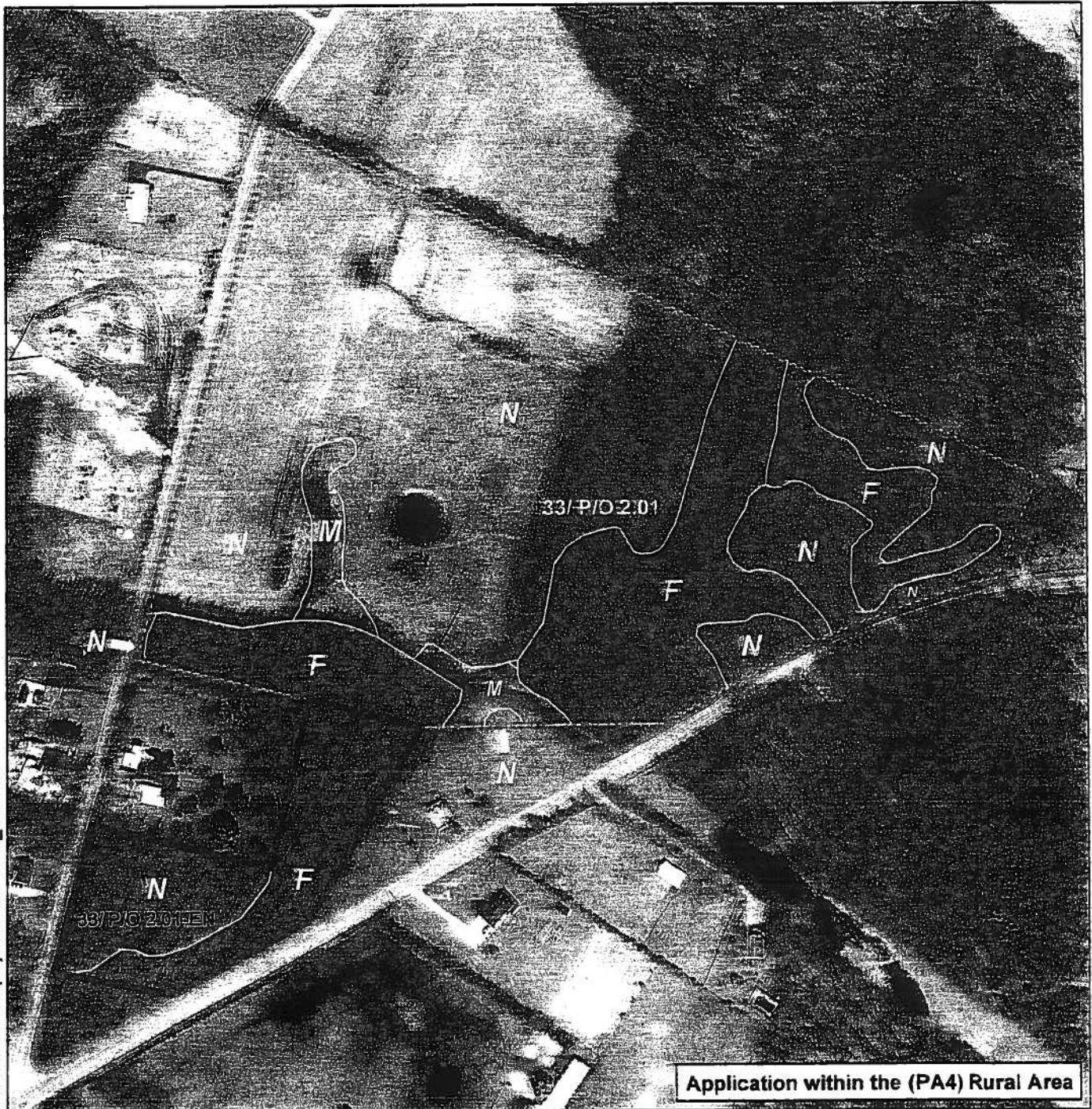
COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE:	.00
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TOTAL SCORE: 60.25

Wetlands

x:\counties\sarco\projects\matthews3_fww.mxd



Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

John and Margaret Matthews
Block 33 Lots P/O 2.01 (30.5 ac)
& P/O 2.01-EN (non-severable exception - 4.1 ac)
Gross Total = 34.6 ac
Alloway Twp., Salem County

250 125 0 250 500 Feet



	Property in Question
	EN (Non-Severable) Exception
	ES (Severable) Exception
	Wetlands Supplanted
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement

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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOT/OGIS 2007/2008 DigitalAerial Imagery

September 13, 2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 12, 2012

GENERAL INFORMATION

COUNTY OF Salem Alloway Twp. 1701
APPLICANT NJCF\Matthews, J & M

Blocks and Lots

Alloway Twp. 1701 Block 33 Lot 2.01 33 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
3	future SFR				0	0

Location: No Lot Association to Exception - along road
The Exception will be restricted to 1 residential unit(s).
The Exception is Nonseverable.

NET ACRES 30

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Aq Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

RDSO's

ELIGIBLE 0
SADC APPROVED 0

TYPE OF AGRICULTURAL OPERATION

Cash Grains	hay
Horse & Other Equine	cropland pastured

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Aq Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Power Lines		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Salem Alloway Twp. 1701

APPLICANT NJCF\Matthews, J & M

PRIORITIZATION SCORE

SOILS:

Other	44%	*	0	=	.00
Prime	42%	*	.15	=	6.30
Statewide	14%	*	.1	=	1.40

SOIL SCORE: 7.70

TILLABLE SOILS:

Cropland Harvested	52.7%	*	.15	=	7.91
Woodlands	47.3%	*	0	=	.00

TILLABLE SOILS SCORE: 7.91

BOUNDARIES AND BUFFERS:

Deed Restricted Farmland (Permanent)
Farmland (Unrestricted)
Woodlands
Residential Development

10.4%	*	.2	=	2.08
19%	*	.06	=	1.14
39.1%	*	.06	=	2.35
31.5%	*	0	=	.00

BOUNDARIES AND BUFFERS SCORE: 5.57

CONTIGUOUS PROPERTIES / DENSITY:

Ray, William	Restricted Farm or Current Application	2
Sloat, Robert	Restricted Farm or Current Application	2
Mullen, Edward	8 Year Program	1
NJCF\Matthews	Restricted Farm or Current Application	2
Vasallo	Restricted Farm or Current Application	2
Leslie	Restricted Farm or Current Application	2

DENSITY SCORE: 10.00

LOCAL COMMITMENT:

100% * 19 = 19.00

LOCAL COMMITMENT SCORE: 19.00

SIZE:

SIZE SCORE: 1.17

IMMIMENCE OF CHANGE: SADC Impact factor = 1.75

IMMINENCE OF CHANGE SCORE: 1.75

COUNTY RANKING:

EXCEPTIONS:

EXCEPTION SCORE: .00

TOTAL SCORE: 53.10

Wetlands

X:\counties\sarco\projects\Timchal\GN_NJCF_FWW.mxd

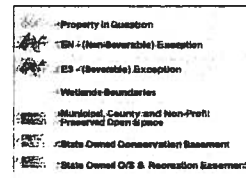


Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Timchal, George & Nancy / NJCF
Block 15 P/O Lot 2 (75.57 ac) & P/O Lot 2-ES (severable exception - 4.07 ac)
Gross Total - 79.64 ac
Pilesgrove Twp. Salem County

500 250 0 500 1,000 Feet



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

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

Date: 7/12/2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Salem Pilesgrove Twp. 1709
APPLICANT NJCF\Timchal

Blocks and Lots

Pilesgrove Twp. 1709 Block 15 Lot 2 80 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
5	existing SFR				0	-2

Location: Sal - Pilesgrove Twp. Block:15 Lot:2 -
The Exception will be restricted to one single family residential unit.
The Exception is Severable.

NET ACRES 75

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ac Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

RDSO's

ELIGIBLE 0
SADC APPROVED 0

TYPE OF AGRICULTURAL OPERATION

Cash Grains hay
Corn-Cash Grain
Soybeans-Cash Grain

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ac Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Salem Pilesgrove Twp. 1709

APPLICANT NJCF\Timchal

PRIORITIZATION SCORE

SOILS:	Prime	32.45%	*	.15	=	4.87
	Statewide	67.55%	*	.1	=	6.76

SOIL SCORE: 11.62

TILLABLE SOILS:	Cropland Harvested	71.68%	*	.15	=	10.75
	Woodlands	28.32%	*	0	=	.00

TILLABLE SOILS SCORE: 10.75

BOUNDARIES	Farmland (Unrestricted)	24.4%	*	.06	=	1.46
AND BUFFERS:	Streams and Wetlands	40.8%	*	.18	=	7.34
	Woodlands	6.8%	*	.06	=	.41
	Residential Development	24.1%	*	0	=	.00
	Other	3.9%	*	0	=	.00

BOUNDARIES AND BUFFERS SCORE: 9.22

CONTIGUOUS	Miller	Restricted Farm or Current Application	2
PROPERTIES	Catalbiano	Restricted Farm or Current Application	2
/ DENSITY:	Clark	Restricted Farm or Current Application	2
	Waddington	Restricted Farm or Current Application	2
	Timchal	No Points	0

DENSITY SCORE: 8.00

LOCAL COMMITMENT: 100% * 19 = 19.00

LOCAL COMMITMENT SCORE: 19.00

SIZE: SIZE SCORE: 2.93

IMMINENCE OF CHANGE: SADC Impact factor = 2.99

IMMINENCE OF CHANGE SCORE: 2.99

COUNTY RANKING:

EXCEPTIONS: EXCEPTION SCORE: -2.00

TOTAL SCORE: 62.51

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Doak, Joseph & Cindy
Block 12 Lot 4 (4.05 ac.), P/O Lot 3 (62.22 ac.)
& P/O Lot 3-EN (non-severable exception – 1.97 ac.) Alloway Twp.
Block 12 Lot 13 (2.94 ac.) Mannington Twp.
Gross Total = 71.18 ac
Salem County

500 250 0 500 1,000 Feet



	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement
	Township Boundaries

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

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

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

Date: 6/6/2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Salem Alloway Twp. 1701
APPLICANT NJCF\Doak, Joseph & Cindy

Blocks and Lots

Alloway Twp.	1701	Block 12	Lot 3	69	ACRES
Mannington Twp.	1705	Block 12	Lot 13	2	ACRES
Alloway Twp.	1701	Block 12	Lot 4	4	ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
2	future farm-related residential development opportunity		Landowner plans to demolish existing SFR on Premises. Any future or replacement housing will be on the exception.		0	0

Location: Sal - Alloway Twp. Block:12 Lot:3 - interior of property
The Exception will be restricted to one single family residential unit.
The Exception is Nonseverable.

NET ACRES 69

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Standard Single Family	N	N	
Barn	Y	N	
Shed	Y	N	
Shed	Y	N	
Shed	Y	N	

RDSO's

ELIGIBLE 0
SADC APPROVED 0

TYPE OF AGRICULTURAL OPERATION

Corn-Cash Grain
Soybeans-Cash Grain
Crop Planting, Cultivating & Protect
Crop Harvesting, Primarily by Macin

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Conservation	Contains and follows Swedes run stre aprox. 1,020 feet long	
<u>Affect</u>	<u>Viability</u>	
50' County owned drainage easement		

Additional Concerns:

ADC_FLP_score3a.rdf

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Salem Alloway Twp. 1701
APPLICANT NJCF\Doak, Joseph & Cindy

PRIORITIZATION SCORE

SOILS:	Other	5% *	0	=	.00
	Prime	59% *	.15	=	8.85
	Statewide	36% *	.1	=	3.60

SOIL SCORE: 12.45

TILLABLE SOILS:	Cropland Harvested	89% *	.15	=	13.35
	Other	11% *	0	=	.00

TILLABLE SOILS SCORE: 13.35

BOUNDARIES AND BUFFERS:	Woodlands	53% *	.06	=	3.18
	Residential Development	9% *	0	=	.00
	Farmland (Unrestricted)	18% *	.06	=	1.08
	Deed Restricted Farmland (Permanent)	20% *	.2	=	4.00

BOUNDARIES AND BUFFERS SCORE: 8.26

CONTIGUOUS PROPERTIES / DENSITY:	Doak	Restricted Farm or Current Application	2
	Doak	Restricted Farm or Current Application	2
	Barbara	Restricted Farm or Current Application	2
	Strang	Restricted Farm or Current Application	2
	Parazewski	Restricted Farm or Current Application	2

DENSITY SCORE: 10.00

LOCAL COMMITMENT:	97.33% *	19	=	18.49
	2.67% *	19	=	.51

LOCAL COMMITMENT SCORE: 19.00

SIZE:	SIZE SCORE:	2.70
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IMMIMENCE OF CHANGE: SADC Impact factor = 1.74

IMMINENCE OF CHANGE SCORE: 1.74

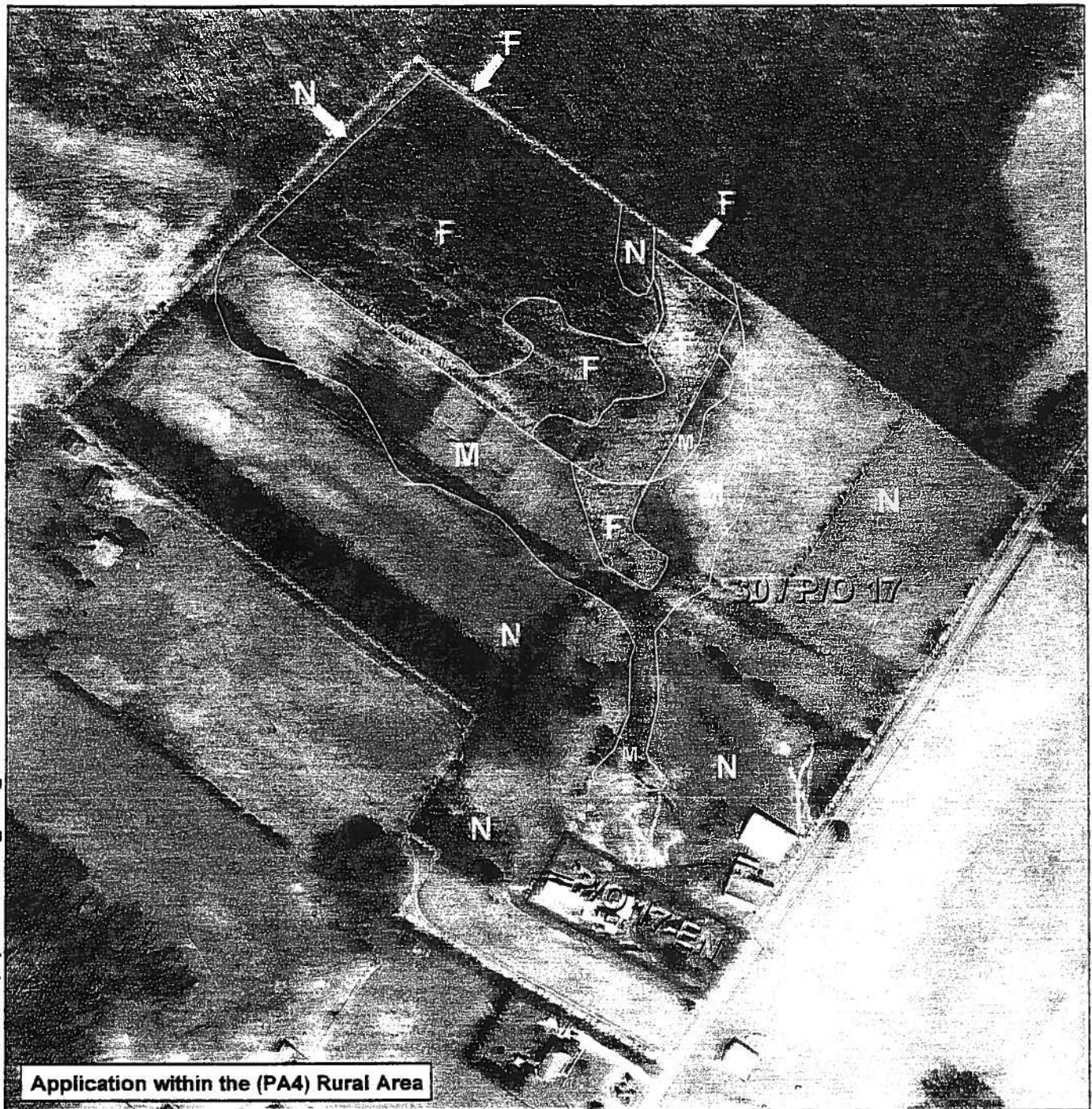
COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE:	.00
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TOTAL SCORE: 67.50

Wetlands

X:\counties\sarco\projects\McAlonan_NJCF_fwv.mxd



Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McAlonan, William, Raymond & Margaret
Block 30 P/O Lot 17 (31.66 ac) & P/O Lot 17-EN (Non-Severable exception 1.07 ac)
Gross Total = 32.74 ac
Alloway Twp. Salem County



500 250 0 500 Feet

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

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

Date: 6/20/2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Salem Alloway Twp. 1701
APPLICANT NJCF\McAlonan & Matthews

Blocks and Lots

Alloway Twp. 1701 Block 30 Lot 17 30 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	homestead				0	0

Location: Sal - Alloway Twp. Block:30 Lot:17 - along frontage
The Exception will be restricted to one single family residential unit.
The Exception is Nonseverable.

NET ACRES 29

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Aq Use</u>	<u>Leased</u>	<u>Notes</u>
Barn	Y	N	
Barn	Y	N	

RDSO's

ELIGIBLE
SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Hay

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Aq Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Salem Alloway Twp. 1701

APPLICANT NJCF\McAlonan & Matthews

PRIORITIZATION SCORE

SOILS:	Other	23.48% *	0	=	.00
	Prime	28.32% *	.15	=	4.25
	Statewide	48.2% *	.1	=	4.82

SOIL SCORE: 9.07

TILLABLE SOILS:	Cropland Harvested	62% *	.15	=	9.30
	Other	2% *	0	=	.00
	Woodlands	36% *	0	=	.00

TILLABLE SOILS SCORE: 9.30

BOUNDARIES	Woodlands	25% *	.06	=	1.50
AND BUFFERS:	Residential Development	5% *	0	=	.00
	8 Year Program	17% *	.13	=	2.21
	Farmland (Unrestricted)	53% *	.06	=	3.18

BOUNDARIES AND BUFFERS SCORE: 6.89

CONTIGUOUS	McAlonan & Matthews	Restricted Farm or Current Application	2
PROPERTIES	Sloat	Restricted Farm or Current Application	2
/ DENSITY:	Ray	Restricted Farm or Current Application	2
	Vasallo	Restricted Farm or Current Application	2
	Leslie	Restricted Farm or Current Application	2

DENSITY SCORE: 10.00

LOCAL COMMITMENT:	100% *	19	=	19.00
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LOCAL COMMITMENT SCORE: 19.00

SIZE:	SIZE SCORE:	1.13
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IMMINENCE OF CHANGE: SADC Impact factor = 1.75

IMMINENCE OF CHANGE SCORE: 1.75

COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE:	.00
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TOTAL SCORE: 57.14

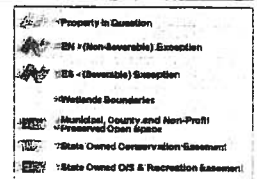
Wetlands

x:\counties\sonmco\projects\rupert_fw.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Gary and Katherine Rupert
Block 61 Lots P/O 4 (40.6 ac)
& P/O 4-EN (non-severable exception - 1.5 ac)
Gross Total - 42.1 ac
Bedminster Twp., Somerset County



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

250 125 0 250 500 Feet

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

June 7, 2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Somerset Bedminster Twp. 1801
APPLICANT NJCF\Rupert Farm

Blocks and Lots

Bedminster Twp. 1801 Block 61 Lot 4 43 ACRES

Exceptions

Acres	Reason	Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1.5	homestead				0	0

Location: Som - Bedminster Twp. Block:61 Lot:4 -
The Exception will be restricted to one single family residential unit.
The Exception is Nonseverable.

NET ACRES 42

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

Structure	Ac Use	Leased	Notes
Garage	N	N	
Shed	N	N	
Other (Non Residence)	N	N	dog pen and run
Chicken Coop	Y	N	7
Greenhouse	Y	N	3
Shed	Y	N	run in for cow and donkey
Barn	Y	N	equipment
Shed	Y	N	run in for lambs
Barn	Y	N	sheep
Other (Non Residence)	Y	N	open sided shelter for farm stand
Shed	Y	N	5 run in for goats, pigs and sheep

RDSO's

ELIGIBLE 0
SADC APPROVED 0

TYPE OF AGRICULTURAL OPERATION

General-Primary Crops
Berry
Agriculture Production Livestock sheep, goats, chickens, bees

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale	Notes
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

**** NONE LOGGED ****

EASEMENTS AND RIGHT OF WAYS

**** NONE LOGGED ****

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Somerset Bedminster Twp. 1801
APPLICANT NJCF\Rupert Farm

PRIORITIZATION SCORE

SOILS:	Local	40.84% *	.05	=	2.04
	Other	4.74% *	0	=	.00
	Prime	46.59% *	.15	=	6.99
	Statewide	7.83% *	.1	=	.78

SOIL SCORE: 9.81

TILLABLE SOILS:	Cropland Pastured	12.8% *	.15	=	1.92
	Cropland Harvested	38% *	.15	=	5.70
	Other	4.8% *	0	=	.00
	Woodlands	44.4% *	0	=	.00

TILLABLE SOILS SCORE: 7.62

BOUNDARIES	Streams and Wetlands	12% *	.18	=	2.16
AND BUFFERS:	Residential Development	9% *	0	=	.00
	Farmland (Unrestricted)	41% *	.06	=	2.46
	Woodlands	38% *	.06	=	2.28

BOUNDARIES AND BUFFERS SCORE: 6.90

CONTIGUOUS	Rupert	Restricted Farm or Current Application	2		
PROPERTIES	Staats	Restricted Farm or Current Application	2		
/ DENSITY:					

DENSITY SCORE: 4.00

LOCAL COMMITMENT:	100% *	20	=	20.00
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LOCAL COMMITMENT SCORE: 20.00

SIZE:		SIZE SCORE:	2.56
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IMMIMENCE OF CHANGE: SADC Impact factor = 1.98

IMMINENCE OF CHANGE SCORE: 1.98

COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE:	.00
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TOTAL SCORE: 52.87

Wetlands

x:\counties\somco\projects\ziebarth2_fwv.mxd

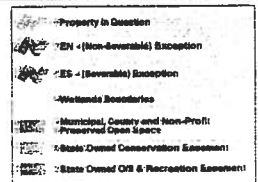


Application within the Highlands Planning Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Michael and Ryder Ziebarth
Block 41 Lots P/O 1 (12.4 & 11.2 ac)
& P/O1-EN (non-severable exception - 5.2 ac)
Gross Total = 28.9 ac
Bedminster Twp., Somerset County

250 125 0 250 500 Feet



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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

September 10, 2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Somerset Bedminster Twp. 1801
APPLICANT NJCF\Ziebarth Farm

Blocks and Lots

Bedminster Twp. 1801 Block 41 Lot 1 29.5 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
5.2	homestead consisting of house and cottage				0	0
Location: Som - Bedminster Twp. Block:41 Lot:1 -						

The Exception is Nonseverable.

NET ACRES 24

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Aq Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

RDSO's

ELIGIBLE 0
SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Hay

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Aq Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Somerset Bedminster Twp. 1801

APPLICANT NJCF\Ziebarth Farm

PRIORITIZATION SCORE

SOILS:	Local	17% * .05 = .85
	Prime	19% * .15 = 2.85
	Statewide	64% * .1 = 6.40

SOIL SCORE: 10.10

TILLABLE SOILS:	Cropland Harvested	93% * .15 = 13.95
	Woodlands	7% * 0 = .00

TILLABLE SOILS SCORE: 13.95

BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)	79% * .06 = 4.74
	Residential Development	10% * 0 = .00
	Woodlands	11% * .06 = .66

BOUNDARIES AND BUFFERS SCORE: 5.40

CONTIGUOUS PROPERTIES / DENSITY:	Harms	Restricted Farm or Current Application	2
	Piedilato	Restricted Farm or Current Application	2
	Ashman/NJCF	Restricted Farm or Current Application	2
	River Road Park	Restricted Farm or Current Application	2
	Ziebarth	Restricted Farm or Current Application	2

DENSITY SCORE: 10.00

LOCAL COMMITMENT:	100% * 20 = 20.00
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LOCAL COMMITMENT SCORE: 20.00

SIZE:	SIZE SCORE: 1.46
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IMMIMENCE OF CHANGE: SADC Impact factor = 1.98

IMMINENCE OF CHANGE SCORE: 1.98

COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE: .00
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TOTAL SCORE: 62.89

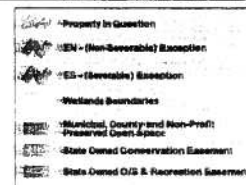
Wetlands

x:\counties\monco\projects\conover_fw.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

J. Conover, Jr./Conover Christmas Tree Farm/MCF
Block 772 Lots P/O 2 (13.0 ac)
& P/O 2-EN (non-severable exception - 0.7 ac)
Gross Total = 13.7 ac
Wall Twp., Monmouth County



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

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

May 31, 2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Monmouth Wall Twp. 1352
APPLICANT MCF\Conover, John R.

Blocks and Lots

Wall Twp. 1352 Block 722 Lot 2 14 ACRES

Exceptions

Acres	Reason	Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	future flexibilitiy of use				0	0
Location: Mon - Wall Twp. Block:722 Lot:2 - along frontage						
The Exception will be restricted to one single family residential unit.						
The Exception is Nonseverable.						

NET ACRES 13

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

Structure	Aq Use	Leased	Notes
Shed	Y	N	Christmas tree store shed

RDSO's

ELIGIBLE 0
SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Ornamental Shrub & Tree Services

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale	Notes
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

Type	Extent	Size	Aq Use
No Pre-Existing Uses Considered.			
Lessee	Business	Purpose	Frequency

EASEMENTS AND RIGHT OF WAYS

Type	Description	Dsc Notes
Sewer	20 foot sanitary sewer easement cross	
Affect	Viability	
none		

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Monmouth Wall Twp. 1352

APPLICANT MCF\Conover, John R.

PRIORITIZATION SCORE

SOILS:	Other	33.5% *	0	=	.00	
	Prime	51% *	.15	=	7.65	
	Statewide	15.5% *	.1	=	1.55	
						SOIL SCORE: 9.20
TILLABLE SOILS:	Cropland Harvested	74% *	.15	=	11.10	
	Wetlands	26% *	0	=	.00	
						TILLABLE SOILS SCORE: 11.10
BOUNDARIES	EP Applications	19.6% *	.13	=	2.55	
AND BUFFERS:	Residential Development	33.2% *	0	=	.00	
	Streams and Wetlands	47.2% *	.18	=	8.50	
						BOUNDARIES AND BUFFERS SCORE: 11.04
CONTIGUOUS	Conover	Restricted Farm or Current Application			2	
PROPERTIES	Conover Tree Farm	Restricted Farm or Current Application			2	
/ DENSITY:						DENSITY SCORE: 4.00
LOCAL COMMITMENT:		100% *	17	=	17.00	
						LOCAL COMMITMENT SCORE: 17.00
SIZE:						SIZE SCORE: 1.23
IMMIMENCE OF CHANGE:	SADC Impact factor =	3.32				
						IMMINENCE OF CHANGE SCORE: 3.32
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
						TOTAL SCORE: 56.89

Wetlands

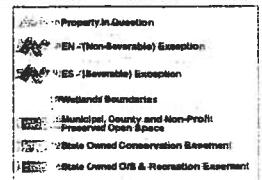
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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bindon Farm/Alice W Lorillard/LCNU
Block 13 Lots P/O 7 (14.1 ac);
P/O 7-EN (non-severable exception - 2.1 ac);
P/O 8 (59.3 ac) & P/O 8-EN (non-severable exception 3.8 ac)
Gross Total = 79.2 ac
Bedminster Twp., Somerset County

500 250 0 500 1,000 Feet



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

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

May 31, 2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Somerset Bedminster Twp. 1801
APPLICANT Land Conservancy-Urge,S.\Ursin, John

Blocks and Lots

Bedminster Twp.	1801	Block 13	Lot 7	17	ACRES
Bedminster Twp.	1801	Block 13	Lot 8	64	ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
2	caretaker apartments; horse boarding		3 apartments		0	0

Location: Som - Bedminster Twp. Block:13 Lot:7 -

The Exception is Nonseverable.

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
3.75	single family residence, pool etc.				0	0

Location: Som - Bedminster Twp. Block:13 Lot:8 -
The Exception will be restricted to one single family residential unit.
The Exception is Nonseverable.

NET ACRES 75

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

RDSO's

ELIGIBLE 0
SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Field Crop Except Cash Grain hay/alfalfa

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None

<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>
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EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Disc Notes</u>
No Easements on Premise		

<u>Affect</u>	<u>Viability</u>
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Additional Concerns:

There are three apartments on Block 13, Lot 7

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Somerset Bedminster Twp. 1801
APPLICANT Land Conservancy-Urgo, S. Ursin, John

PRIORITIZATION SCORE

SOILS:	Other	17.5% *	0	=	.00
	Prime	23% *	.15	=	3.45
	Statewide	59.5% *	.1	=	5.95

SOIL SCORE: 9.40

TILLABLE SOILS:	Cropland Pastured	66.1% *	.15	=	9.92
	Other	4.1% *	0	=	.00
	Woodlands	29.8% *	0	=	.00

TILLABLE SOILS SCORE: 9.92

BOUNDARIES AND BUFFERS:	Woodlands	35.6% *	.06	=	2.14
	Farmland (Unrestricted)	54.4% *	.06	=	3.26
	Deed Restricted Farmland (Permanent)	10% *	.2	=	2.00

BOUNDARIES AND BUFFERS SCORE: 7.40

CONTIGUOUS PROPERTIES / DENSITY:	Carden et al	Restricted Farm or Current Application	2
	Murphy	Restricted Farm or Current Application	2
	Subject	Restricted Farm or Current Application	2
	Dunwalke #1	Restricted Farm or Current Application	2
	Dunwalke #3	Restricted Farm or Current Application	2

DENSITY SCORE: 10.00

LOCAL COMMITMENT:	100% *	20	=	20.00
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LOCAL COMMITMENT SCORE: 20.00

SIZE:	SIZE SCORE:	4.57
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IMMIMENCE OF CHANGE: SADC Impact factor = 1.98

IMMINENCE OF CHANGE SCORE: 1.98

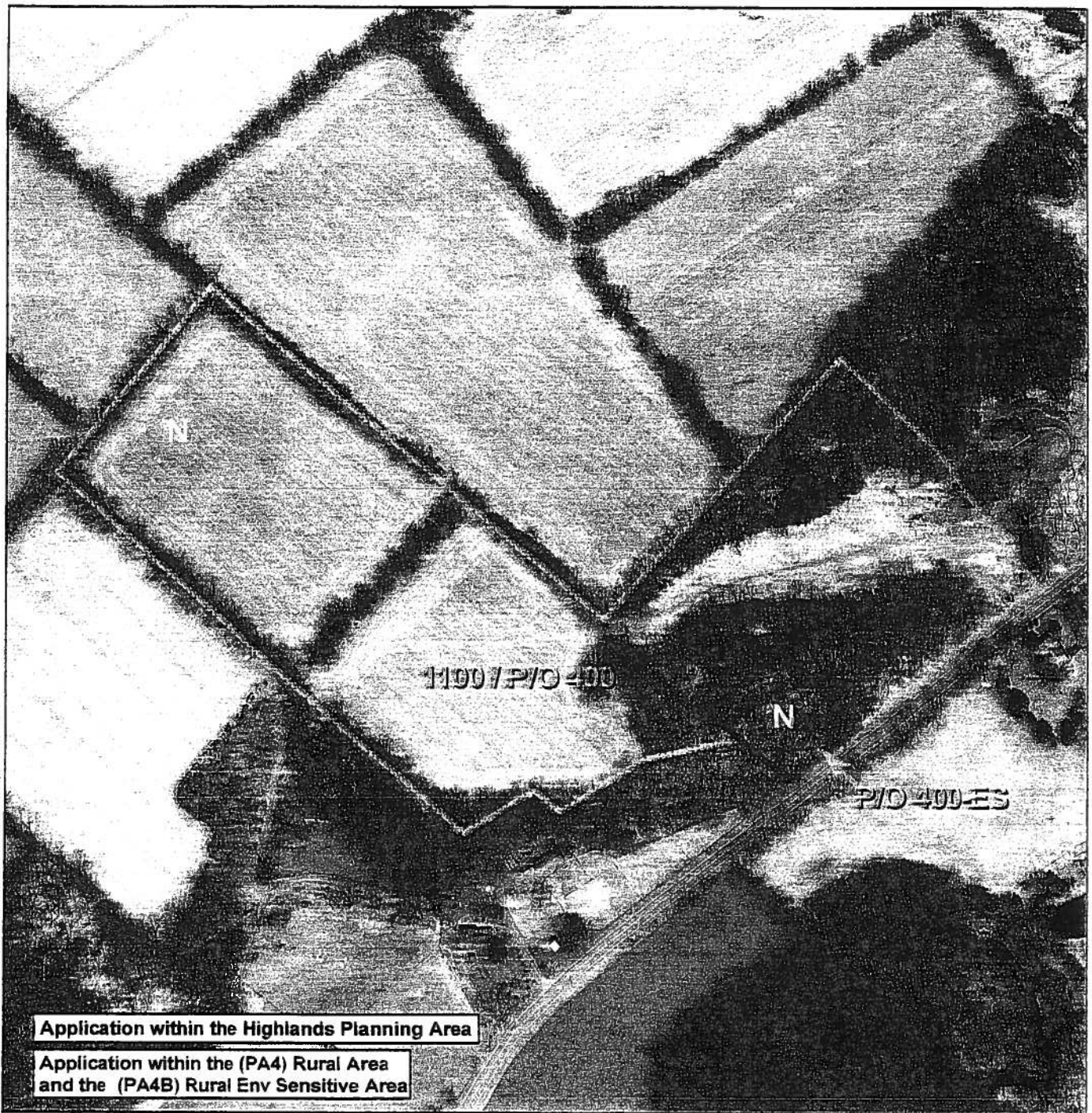
COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE:	.00
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TOTAL SCORE: 63.27

Wetlands

X:\counties\warco\projects\may_farm_LCNJ_fwv.mxd



Application within the Highlands Planning Area

Application within the (PA4) Rural Area
and the (PA4B) Rural Env Sensitive Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

May Farm/ LCNJ

Block 1100 P/O Lot 400 (21.97 ac) & P/O Lot 400-ES (severable exception - .91 ac)

Gross Total = 22.88 ac

Hope Twp., Warren County

500 250 0 500 1,000 Feet



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

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

Date: 6/1/2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Warren Hope Twp. 2111
APPLICANT May\The Land Conservancy of NJ

Blocks and Lots

Hope Twp. 2111 Block 1100 Lot 400 23 ACRES

Exceptions

Acres	Reason	Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	future home site				0	-1

Location: No Lot Association to Exception - along road
Right to Farm Language will appear on the Deed.
The Exception is Severable.
The Exception will be restricted to one single family residential unit.

NET ACRES 22

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

Structure	Ag Use	Leased	Notes
No Structures On Premise	N	N	

RDSO's

ELIGIBLE 0
SADC APPROVED.

TYPE OF AGRICULTURAL OPERATION

Corn-Cash Grain

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale	Notes
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

Type	Extent	Size	Ag Use
farm lease			Yes
Lessee	Business	Purpose	Frequency
Tom Zukoski		crop production	

EASEMENTS AND RIGHT OF WAYS

Type	Description	Dsc Notes
No Easements on Premise		
Affect	Viability	

Additional Concerns:

Landowner does not want exception to be severable until the owner of adjacent B 1100 L 500 becomes owner of the subject property and the two properties would be merged into one farm unit.

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Warren Hope Twp. 2111

APPLICANT May\The Land Conservancy of NJ

PRIORITIZATION SCORE

SOILS:	Other	97% *	0	=	.00
	Prime	3% *	.15	=	.45

SOIL SCORE: .45

TILLABLE SOILS:	Cropland Harvested	66% *	.15	=	9.90
	Woodlands	34% *	0	=	.00

TILLABLE SOILS SCORE: 9.90

BOUNDARIES	Residential Development	9% *	0	=	.00
AND BUFFERS:	Deed Restricted Farmland (Permanent)	63% *	.2	=	12.60
	Woodlands	14% *	.06	=	.84
	Farmland (Unrestricted)	14% *	.06	=	.84

BOUNDARIES AND BUFFERS SCORE: 14.28

CONTIGUOUS	May	Restricted Farm or Current Application	2
PROPERTIES	Motyka, Richard	Restricted Farm or Current Application	2
/ DENSITY:	White Oak Nursery	Restricted Farm or Current Application	2
	Motyka, Robert	Restricted Farm or Current Application	2
	May, Robert	Restricted Farm or Current Application	2

DENSITY SCORE: 10.00

LOCAL COMMITMENT:	100% *	20	=	20.00
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LOCAL COMMITMENT SCORE: 20.00

SIZE:	SIZE SCORE:	1.15
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IMMIMENCE OF CHANGE: SADC Impact factor = 1.49

IMMINENCE OF CHANGE SCORE: 1.49

COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE:	-1.00
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TOTAL SCORE: 56.27

Wetlands

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Application within the Highlands Planning Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Raub, Raymond & Gail - *Sunny Hill*
Block 33 P/O Lot 55 (18.26 ac)
& P/O Lot 1-EN (non-severable exception - 6.9 ac), Harmony Twp.
Block 2 Lot 5 (5.72 ac) Lopatcong Twp.
Warren County
Gross Total = 30.88 ac

250 125 0 250 500 Feet



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

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

July 13, 2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Warren Harmony Twp. 2110
APPLICANT The Land Conservancy of NJ\Sunny Hill

Blocks and Lots

Harmony Twp.	2110	Block 33	Lot 55	25	ACRES
Lopatcong Twp.	2115	Block 2	Lot 5	6	ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
7	around farmstead				0	0

Location: War - Harmony Twp. Block:33 Lot:55 -
The Exception will be restricted to one single family residential unit.
The Exception is Nonseverable.

NET ACRES 24

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Shed	Y	N	

RDSO's

ELIGIBLE 0
SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Soybeans-Cash Grain
Beef Cattle Except Feedlots

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ac Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Power Lines		
<u>Affect</u>	<u>Viability</u>	

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Other		
<u>Affect</u>	<u>Viability</u>	

Road Right of Way

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Warren Harmony Twp. 2110
APPLICANT The Land Conservancy of NJ\Sunny Hill

PRIORITIZATION SCORE

SOILS:	Other	60% *	0	=	.00
	Prime	11% *	.15	=	1.65
	Statewide	29% *	.1	=	2.90

SOIL SCORE: 4.55

TILLABLE SOILS:	Cropland Pastured	81.1% *	.15	=	12.17
	Woodlands	18.9% *	0	=	.00

TILLABLE SOILS SCORE: 12.17

BOUNDARIES AND BUFFERS:	Residential Development	31.9% *	0	=	.00
	Woodlands	4% *	.06	=	.24
	Deed Restricted Farmland (Permanent)	18.5% *	.2	=	3.70
	Farmland (Unrestricted)	45.6% *	.06	=	2.74

BOUNDARIES AND BUFFERS SCORE: 6.68

CONTIGUOUS PROPERTIES / DENSITY:	Land Conservancy	Restricted Farm or Current Application	2
	Hengst/DEP	Restricted Farm or Current Application	2
	Risko	Restricted Farm or Current Application	2
	Kinney	Restricted Farm or Current Application	2
	Magyar/NJCF	Restricted Farm or Current Application	2

DENSITY SCORE: 10.00

LOCAL COMMITMENT:	80.65% *	20	=	16.13
	19.35% *	0	=	.00

LOCAL COMMITMENT SCORE: 16.13

SIZE:	SIZE SCORE:	1.25
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IMMIMENCE OF CHANGE: SADC Impact factor = 2.04

IMMINENCE OF CHANGE SCORE: 2.04

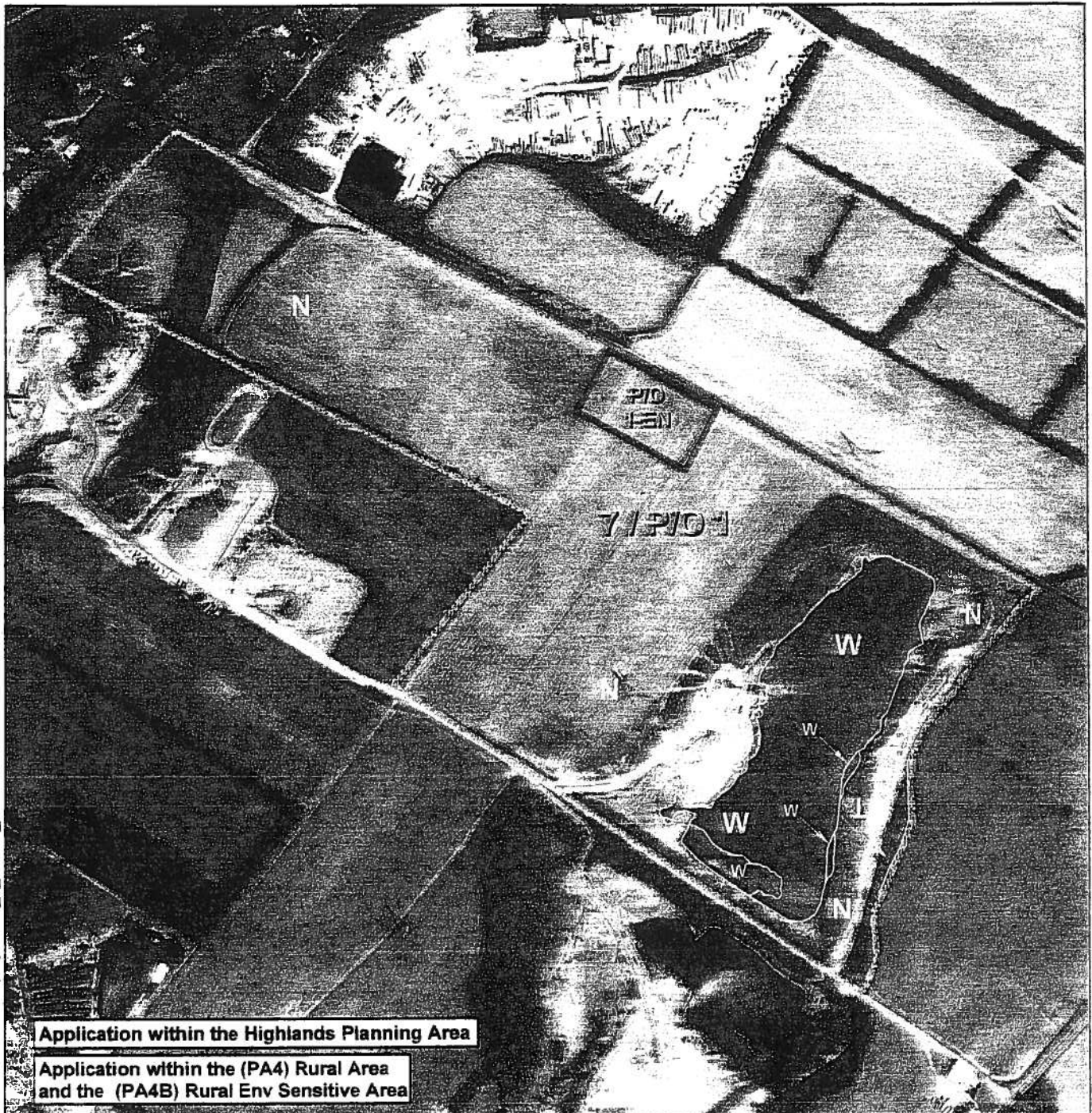
COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE:	.00
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TOTAL SCORE: 52.82

Wetlands

x:\counties\warco\projects\K_J_FARM_FWW.mxd



Application within the Highlands Planning Area

Application within the (PA4) Rural Area
and the (PA4B) Rural Env Sensitive Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

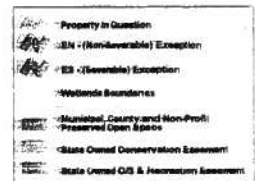
K-J FARM

Block 7 P/O Lot 1 (101.69 ac) & P/O Lot 1-EN (non-severable exception - 3.03 ac)

Gross Total = 104.72 ac

Harmony Twp., Warren County

500 250 0 500 1,000 Feet



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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

Date: 5/31/2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Warren Harmony Twp. 2110
APPLICANT LCNJ\K-J Farm

Blocks and Lots

Harmony Twp. 2110 Block 7 Lot 1 105 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
3	1 future SFR				0	0

Location: War - Harmony Twp. Block:7 Lot:1 - along road
The Exception will be restricted to one single family residential unit.
The Exception is Nonseverable.

NET ACRES 102

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

RDSO's

ELIGIBLE 0
SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Corn-Cash Grain corn

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Power Lines		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Warren Harmony Twp. 2110

APPLICANT LCNJ\K-J Farm

PRIORITIZATION SCORE

SOILS:	Other	40.57%	*	0	=	.00
	Prime	57.48%	*	.15	=	8.62
	Statewide	1.95%	*	.1	=	.20

SOIL SCORE: 8.82

TILLABLE SOILS:	Cropland Harvested	56%	*	.15	=	8.40
	Other	38%	*	0	=	.00
	Woodlands	6%	*	0	=	.00

TILLABLE SOILS SCORE: 8.40

BOUNDARIES	Woodlands	39%	*	.06	=	2.34
AND BUFFERS:	Farmland (Unrestricted)	60%	*	.06	=	3.60
	Residential Development	1%	*	0	=	.00

BOUNDARIES AND BUFFERS SCORE: 5.94

CONTIGUOUS PROPERTIES / DENSITY: DENSITY SCORE: .00

LOCAL COMMITMENT: 100% * 20 = 20.00

LOCAL COMMITMENT SCORE: 20.00

SIZE: SIZE SCORE: 5.31

IMMIMENCE OF CHANGE: SADC Impact factor = 2.45

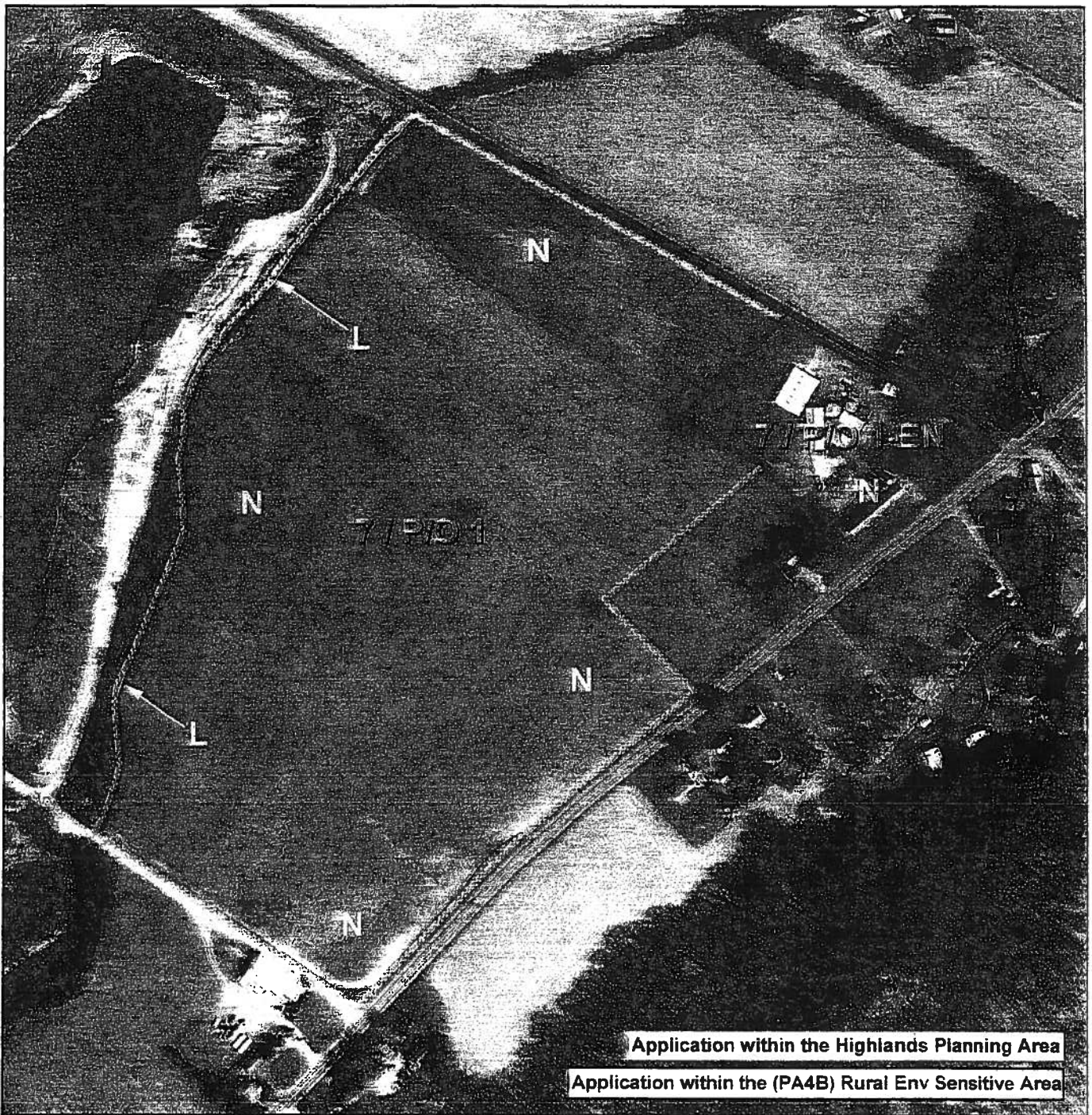
IMMINENCE OF CHANGE SCORE: 2.45

COUNTY RANKING:

EXCEPTIONS: EXCEPTION SCORE: .00

TOTAL SCORE: 50.92

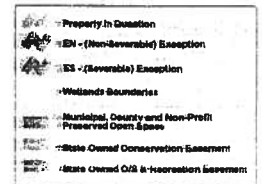
X:\counties\warco\projects\STAR_D_FWW.mxd



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Star D LLC/ LCNJ
 Block 7 P/O Lot 1 (39.73 ac) & P/O Lot 1-EN (non-severable exception - 4.02 ac)
 Gross Total = 43.76 ac
 Harmony Twp., Warren County

500 250 0 500 1,000 Feet



Wetlands Legend:
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 L - Linear Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 W - Water

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Sources:
 NJDEP Freshwater Wetlands Data
 Green Acres Conservation Easement Data
 NJOTIS 2007/2008 Digital Aerial Imagery

Date: 8/4/2012

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score
FY 2012 Easement Purchase - Nonprofit Funding Round
September 11, 2012

GENERAL INFORMATION

COUNTY OF Warren Harmony Twp. 2110
APPLICANT Star D LLC

Blocks and Lots

Harmony Twp. 2110 Block 7 Lot 1 44 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
4	around farmstead				0	0

Location: War - Harmony Twp. Block:7 Lot:1 - around existing buildings
The Exception will be restricted to one single family residential unit.
The Exception is Nonseverable.

NET ACRES 40

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

RDSO's

ELIGIBLE 0
SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Field Crop Except Cash Grain hay

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Disc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Warren Harmony Twp. 2110
APPLICANT Star D LLC

PRIORITIZATION SCORE

SOILS:	Prime	100% * .15	=	15.00	
					SOIL SCORE: 15.00
TILLABLE SOILS:	Cropland Harvested	100% * .15	=	15.00	
					TILLABLE SOILS SCORE: 15.00
BOUNDARIES	Streams and Wetlands	31% * .18	=	5.58	
AND BUFFERS:	Residential Development	4% * 0	=	.00	
	Farmland (Unrestricted)	65% * .06	=	3.90	
					BOUNDARIES AND BUFFERS SCORE: 9.48
CONTIGUOUS	Star D LLC	Restricted Farm or Current Application		2	
PROPERTIES	KJ Farm	Restricted Farm or Current Application		2	
/ DENSITY:					DENSITY SCORE: 4.00
LOCAL COMMITMENT:		100% * 20	=	20.00	
					LOCAL COMMITMENT SCORE: 20.00
SIZE:					SIZE SCORE: 2.08
IMMINENCE OF CHANGE:	SADC Impact factor = 2.45				
					IMMINENCE OF CHANGE SCORE: 2.45
COUNTY RANKING:					
EXCEPTIONS:					EXCEPTION SCORE: .00

TOTAL SCORE: 68.01

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(27)

FY 2013 Funding Allocation for Programs

September 27, 2012

WHEREAS, in November, 2009 New Jersey voters approved a referendum authorizing \$400 million in bonds ("2009 Bond Funds") to finance the state's Farmland Preservation, Green Acres, Blue Acres and Historic Preservation programs; and

WHEREAS, the Farmland Preservation Program's share of the \$400 million is \$146 million, including a maximum of 5%, or \$7.3 million, that may be used for the SADC's organizational, administrative, and other work and services, including salaries, equipment and materials necessary to administer the applicable provisions of the 2009 Bond Act; and

WHEREAS, the State Agriculture Development Committee (SADC) on July 22, 2010 approved the FY2011 proposed program funding allocation which included one-half of the total \$146 million, or \$73 million, of the FY09 Bond Funds; and

WHEREAS, the appropriation bills associated with the SADC's FY2011 funding round were signed into law on in August, 2011 and closings utilizing those funds commenced thereafter; and

WHEREAS, in addition to the remaining \$73 million in FY09 bond funds, the proposed FY 2013 funding allocation includes \$10,116,905 in reprogrammed funds and \$6,794.00 in lease income from farms the SADC owns in fee simple, for a total proposed FY2013 appropriation of \$83,123,699 (exhibit A); and

WHEREAS, the Administration has now authorized the SADC to request appropriation of the remaining \$73 million of the 2009 Bond Funds for Farmland Preservation Program purposes, which will require review and approval of the Garden State Preservation Trust (GSPT); and

WHEREAS, the GSPT is expected to meet in early October to consider the SADC's FY2013 appropriations request; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8(a), the SADC is required to establish the amount of the Base Grant available to each county that has received approval of a Planning Incentive Grant application submitted to the SADC pursuant to N.J.A.C. 2:76-17.7; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8(b), the SADC is required to establish a maximum combined amount of planning incentive grant funds that any county may receive from both its Base Grant and from the Competitive Grant Fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.8, the SADC shall establish funding availability for the Municipal PIG Program applications subject to available funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-13.4, the SADC shall determine if applications submitted under the Non-Profit Program are eligible for funding, and if so, shall approve the applications and notify the Nonprofits in writing of the amount of the Committee's funding award; and

WHEREAS, pursuant to N.J.A.C. 2:76-8 and 2:76-11 et.seq, under the State Acquisition Program the SADC is authorized to acquire development easements directly from landowners, to acquire lands in fee simple, and to provide grants to local governments to acquire lands in fee simple;

NOW, THEREFORE BE IT RESOLVED, that for the FY2013 County PIG Program, the SADC establishes a Base Grant amount of \$1 million and a maximum \$5 million in Competitive Grant funds any individual county may receive, for a combined maximum total of \$6 million that any county may receive from both its Base Grant and from the Competitive Grant Fund; and

BE IT FURTHER RESOLVED, for the FY2013 program year, the SADC allocates \$13.5 million to the County PIG Base Grant Fund and \$25 million to the Competitive Grant Fund for a total County PIG Program allocation of \$38,500,000; and

BE IT FURTHER RESOLVED, for the FY2013 program year, the SADC allocates \$16.25 million to the Municipal PIG Program and shall be allocated to the Municipal PIG Program applicants as set forth in, and

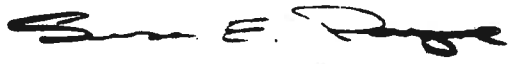
BE IT FURTHER RESOLVED, for the FY2013 program year, the SADC allocates \$4,083,320 to the Non-Profit Grant Program; and

BE IT FURTHER RESOLVED, for the FY2013 program year, the SADC allocates \$20,640,379 to the SADC State Acquisition Program; and

BE IT FURTHER RESOLVED, for the FY2013 program year, the SADC hereby authorizes submission of an appropriation request to the GSPT and thereafter, to the New Jersey Legislature, totaling \$83,123,699 which includes \$73 million in bond funds authorized pursuant to the Green Acres, Farmland, Blue Acres and Historic Preservation Bond Act of 2009, \$10,116,905 in reprogrammed funds and \$6,794 in lease income from farms the SADC owns in fee simple, as set forth in Exhibit A; and

BE IT FURTHER RESOLVED, the expenditure of funds associated with these appropriations is subject to Legislative approval of appropriations bills, signing of the bills into law and funding availability as approved by the NJ State Treasurer.

9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	ABSENT FOR VOTE
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

S:\APPROPRIATION & FUNDING ADMINISTRATION\Appropbill\FY2013\Submissions to Committee\Resolution 2009 Bond Act
Allocation of Funds 9.26.12.doc

FY 2013 Proposed Farmland Preservation Program Funding Allocation

Exhibit A

Program	2009 Farmland Preservation Fund	Reprogram	Fee Simple Revenue	Total Appropriation
Administration	\$3,650,000			\$3,650,000
County Planning Incentive Grant up to \$6M comp per county	\$6,184,106 base grants \$25,000,000 competitive fund	\$7,315,894 \$0	\$0	\$13,500,000 \$25,000,000
State Acquisitions	\$20,388,596	\$244,989	\$6,794	\$20,640,379
Municipal Planning Incentive Grant Program	\$16,250,000		\$0	\$16,250,000
Non Profit Grants	\$1,527,298	\$2,556,022	\$0	\$4,083,320
TOTAL	\$73,000,000	\$10,116,905	\$6,794	\$83,123,699
State Acquisitions				
\$20,388,596 appropriation from 2009 Farmland Preservation Fund (includes acquisition cost of appraisal review contracts)				
\$244,989 reprogrammed GSPT funds from old Direct Easement program balances				
\$6,795 fee simple revenue from resale of farmland and leases				
\$20,640,379 State Acquisitions				
County PI/G				
\$13,500,000 15 Counties with base grants				
\$25,000,000 Competitive Grant Fund (up to \$5M max per County)				
\$38,500,000 County Planning Incentive Grant Program				
*max \$6M cap for base and comp. \$ per county				
\$31,184,106 appropriation from 2009 Farmland Preservation Fund				
\$1,332,433 reprogrammed GSPT funds from old county easement appropriated balances				
\$2,983,461 reprogrammed GSPT funds from old municipal planning incentive grant appropriation				
\$3,000,000 reprogrammed GSPT funds from 2009 appropriation (4 project areas - Tewksbury, Holmdel, Bernards & Pohatcong)				
\$38,500,000				
Municipal PI/G				
\$16,250,000 appropriation from 2009 Farmland Preservation Fund				
Non Profit				
\$1,527,298 appropriation from 2009 Farmland Preservation Fund				
\$1,109,889 reprogrammed GSPT funds from old Non Profit program balances				
\$1,446,133 reprogrammed from 2007 Farmland Preservation Fund				
\$4,083,320 Non Profit Grants				

fy13 Base Grant Allocation
SADC County Pig Program

A	B	C	D	E	F	G	H	I	J	K	L	M
		fy09 Base expended	fy11 Base expended	fy14 Base expended	Total Base Grant Expended	fy09 Total Comprehensive Expended	fy09 Total Comprehensive Expended	fy11 Total Comprehensive Expended	fy13 Total Comprehensive Expended	% of all funding allotted fy13 base grant		Based on fy13 max base
5 Atlantic	fy09 Base expended											1,000,000
6 Bergen			1,500,000	0	0.00%			0.00	0.00	0%		1,000,000
7 Burlington	2,000,000	1,998,942	1,500,000	897,639	82.76%	2,663,379.15	2,487,932.25	2,549,162.61	1,189,189.46	75%	100%	1,000,000
8 Camden	2,000,000	0			0.00%	0.00	0.00			0%		0
9 Cape May	2,000,000	985,966.00	1,500,000	0	28.17%	0.00	0.00	0.00	0.00	28%	50%	500,000
10 Cumberland			1,500,000	1,497,884	99.86%			2,928,987.87	1,788,818.03	74%	100%	1,000,000
11 Gloucester	2,000,000	2,000,000.00	1,500,000	1,500,000	100.00%	2,948,228.28	2,948,228.28	3,000,000.00	2,665,777.68	96%	100%	1,000,000
12 Hunterdon	2,000,000	1,724,742.00	1,500,000	0	49.28%	591,989.56	591,989.56	0.00	0.00	57%	100%	1,000,000
13 Mercer	2,000,000	2,000,000.00	1,500,000	0	57.14%	0.00	0.00	0.00	0.00	76%	100%	1,000,000
14 Middlesex	2,000,000	1,327,619.70	1,500,000	0	37.93%	0.00	0.00	0.00	0.00	38%	50%	500,000
15 Monmouth	2,000,000	2,000,000.00	1,500,000	0	57.14%	2,314,335.00	2,314,335.00	1,244,991.00	0.00	61%	100%	1,000,000
16 Morris	2,000,000	2,000,000.00	1,500,000	0	57.14%	1,586,157.80	939,334.28	0.00	0.00	58%	100%	1,000,000
17 Ocean	2,000,000	1,297,602.00	1,500,000	0	37.07%	0.00	0.00	0.00	0.00	37%	50%	0
18 Passaic	2,000,000	0.00	1,500,000	0	0.00%	0.00	0.00	0.00	0.00	0%		0
19 Salem	2,000,000	901,435.60	1,500,000	0	25.76%	0.00	0.00	0.00	0.00	26%	50%	500,000
20 Somerset	2,000,000	2,000,000.00	1,500,000	0	57.14%	64,219.75	64,219.75	0.00	0.00	58%	100%	1,000,000
21 Sussex	2,000,000	1,993,701.50	1,500,000	0	56.86%	33,043.85	33,043.85	0.00	0.00	57%	100%	1,000,000
22 Warren	2,000,000	1,977,658.39	1,500,000	554,644	72.35%	2,080,293.55	1,886,870.16	0.00	0.00	79%	100%	1,000,000

9/18/2012

S:\Planning Incentive Grant- 2007 rules CountyF und tracking\2011cityplanning\status.xls

	A	B	C	D	E	F	G	O	P
46	Townships	Cumulative	Encumbered	Expend	Expend %	Encumbered %	% expend & encumbered	FY13 performance	reappropriation
5	Cumberland County	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!	750,000	
6	Hopewell Township	0.00	0.00	0.00	0.00	0.00	0.00	0	
7	Updegraff Township	750,000.00	349,973.09	157,011.90	21%	506,984.99	68%	500,000	
9	Gloucester County	1,250,000.00	0.00	723,670.59	58%	723,670.59	58%	500,000	
10	Franklin Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
11	Elk Township	750,000.00	0.00	0.00	0%	0.00	0%	0	
12	Woodlawn Township	1,250,000.00	815,597.00	434,403.00	35%	1,250,000.00	100%	500,000	
13	Hunterdon County	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
14	Alexandria Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
15	Delaware Township	1,250,000.00	739,320.00	0.00	0%	739,320.00	59%	500,000	
16	Franklin Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
17	Holland Township	1,250,000.00	464,400.00	585,670.65	47%	1,050,070.65	84%	500,000	
18	Kingwood Township	1,250,000.00	605,000.00	540,130.40	43%	1,145,130.40	92%	500,000	
19	Raritan Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
20	Readington Township	1,250,000.00	604,262.60	244,944.00	20%	849,206.60	68%	500,000	
21	West Amwell Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
22	Union Township	750,000.00	0.00	0.00	0%	0.00	0%	0	
23	Mercer County	750,000.00	0.00	0.00	0%	0.00	0%	0	
24	Hopewell Township	1,250,000.00	112,040.46	0.00	0%	112,040.46	9%	500,000	
25	Colts Neck Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
26	Howell Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
27	Howell Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
28	Manalapan Township	1,250,000.00	216,264.40	967,800.00	77%	1,184,064.40	95%	500,000	
29	Madison Township	1,250,000.00	168,000.00	0.00	0%	168,000.00	13%	500,000	
30	Millstone Township	1,250,000.00	0.00	526,533.00	42%	526,533.00	42%	500,000	
31	Upper Freehold Township	1,250,000.00	0.00	750,000.00	60%	750,000.00	60%	500,000	
32	Salem County	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
33	Alloway Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
34	Pittsgrove Township	1,250,000.00	797,547.92	0.00	0%	797,547.92	64%	500,000	
35	Pittsgrove Township	1,250,000.00	181,155.37	845,405.14	68%	1,026,560.51	82%	500,000	
36	Upper Pittsgrove Township	1,250,000.00	192,999.20	219,890.60	18%	412,889.80	33%	500,000	
37	Somerset County	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
38	Bedminster Township	1,250,000.00	0.00	750,000.00	60%	750,000.00	60%	500,000	
39	Bernards Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
40	Branchburg Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
41	Franklin Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
42	Hillsborough Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
43	Montgomery Township	1,250,000.00	136,800.00	704,167.20	56%	840,967.20	67%	500,000	
44	Boro Peapack-Gladstone	750,000.00	0.00	0.00	0%	0.00	0%	500,000	
45	Sussex County	0.00	0.00	0.00	0%	0.00	0%	500,000	
46	Frankford Township	0.00	0.00	0.00	0%	0.00	0%	500,000	
47	Green Township	0.00	0.00	0.00	0%	0.00	0%	500,000	
48	Warren County	750,000.00	0.00	0.00	0%	0.00	0%	750,000	
49	Blairtown Township	1,250,000.00	0.00	337,571.25	45%	337,571.25	45%	500,000	
50	Franklin Township	1,250,000.00	0.00	451,557.66	36%	451,557.66	36%	500,000	
51	Frelinghuysen Township	1,250,000.00	307,020.00	0.00	25%	307,020.00	25%	500,000	
52	Greenwich Township	1,250,000.00	661,500.00	315,521.60	53%	977,021.60	78%	500,000	
53	Harmony Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
54	Hope Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
55	Knowlton Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0	
56	Pohatcong Township	1,250,000.00	213,000.00	323,250.03	26%	536,250.03	43%	500,000	
57	White Township	750,000.00	0.00	0.00	0%	0.00	0%	500,000	
58	TOTALS	50,750,000.00	6,564,880.04	10,979,877.10	22%	17,544,757.14	35%	16,250,000	3,000,000

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Nonprofit	Outstanding Balance through 2009 round	Outstanding Balance from 2011 round	Total Outstanding balance
Monmouth Conservation Foundation	\$14,354.50	\$411,000	\$425,354.50
Montgomery Friends	0	\$500,000	\$500,000.00
New Jersey Conservation Foundation	\$456,113	\$2,552,000	\$3,008,113.00
Ridge & Valley Conservancy	\$8,015.50	\$87,000	\$95,015.50
The Land Conservancy of New Jersey	\$30,787.38	\$1,393,000	\$1,423,787.38
D&R Greenway	\$25,000	\$1,943,000	\$1,968,000.00
Hunterdon Land Trust	0	\$1,445,000	\$1,445,000.00
Lamington Conservancy	500,000	\$500,000	\$1,000,000.00
Total	\$1,034,270.38	\$8,831,000.00	\$9,865,270.38

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(28)

**Final Approval and Authorization to
Execute Deed of Easement, Project Agreement, and Closing Documents
Lamington Conservancy - Dyck Farm
2009 Non Profit Round - SADC #18-0004 NP**

September 27, 2012

WHEREAS, on December 3, 2007 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from Lamington Conservancy for the Dyck farm identified as Block 13, Lots 12, 12.01 and 12.02, Bedminster Township, Somerset County, totaling approximately 33 acres; and

WHEREAS, on March 28, 2008 the SADC granted preliminary approval by Resolution #FY08R3(25) to the Lamington Conservancy application and appropriated \$500,000 for the acquisition of development easement on the Dyck farm which is the only farm Lamington Conservancy submitted in the 2009 round; and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) the SADC determined that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, the Property has a quality score of 49.84 which is greater than 70% of the County average quality score of 48 as determined on July 28, 2011; and

WHEREAS, after preliminary approval the landowner requested that Lot 12 which contained a house be removed from the application and on November 3, 2011 by Resolution #BY2012R11(11) the SADC granted amended preliminary approval (Schedule A); and

WHEREAS, the Property now includes Block 13, Lots 12.01 and 12.02, totaling approximately 24.411 acres hereinafter referred to as "Property" (Schedule B); and

WHEREAS, the Property has no residential opportunities and no exception areas; and

WHEREAS, the farm is approximately 65 percent in pasture for beef cattle and horses at the time of application and meets the minimum criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, on September 27, 2012 the SADC certified the easement value of the Property to be \$40,500 per acre based on current zoning (as of May 18, 2012); and

WHEREAS, the SADC advised Lamington Conservancy of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of Lamington Conservancy's eligible costs and subject to available funds from the \$500,000 appropriated in the 2009 Nonprofit round; and

WHEREAS, Lamington Conservancy informed the SADC that the landowner has agreed to proceed provided the easement value is at least \$800,000, and the landowner and Lamington Conservancy have agreed that the maximum to be paid for the easement is \$1,000,000; and

WHEREAS, the landowner has agreed to donate 50% of the value of the easement or \$20,250 per acre for a total of \$494,322.75 based on 24.411 acres; and

WHEREAS, the anticipated cost share participation is (based on 24.411 acres):

Landowner Donation	\$494,322.75	\$20,250 per acre (50% of \$40,500)
SADC Nonprofit Grant	<u>\$494,322.75</u>	<u>\$20,250 per acre</u> (50% of \$40,500)
Total	\$988,645.50	\$40,500 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to Lamington Conservancy for up to 50% of the eligible ancillary costs which will be deducted from its appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the Lamington Conservancy/Dyck easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, the SADC shall provide a cost share grant not to exceed \$20,250 per acre (total of approximately \$494,322.75 based on 24.411 acres) to Lamington Conservancy for the development easement acquisition on the Property farm subject to the availability of funds in their fy2009 appropriation; and

BE IT FURTHER RESOLVED, the application is subject to the conditions contained in Schedule C; and

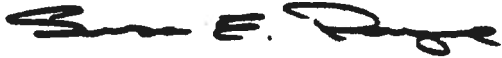
BE IT FURTHER RESOLVED that the SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1; and

BE IT FURTHER RESOLVED, the SADC's cost share grant to Lamington Conservancy for the development easement purchase on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED that the SADC authorizes Douglas Fisher, Secretary of Agriculture as Chairperson of the SADC or Executive Director Susan E. Payne to execute by signature all documents necessary to provide a grant to the Lamington Conservancy for the acquisition of a development easement on the Property.

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.

9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSTAINED

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2012R11(11)

SCHEDULE A

Amended Preliminary Approval
Lamington Conservancy – Dyke Farm
2009 Non Profit Round

November 3, 2011

Nonprofit Easement Grant Program:

Subject Property: Lamington Conservancy/Dyke Farm
Block 13, Lots 12.01 and 12.02
Bedminster Township, Somerset County
Approximately 24 Acres

WHEREAS, on December 3, 2007 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from the Lamington Conservancy for the Dyke farm, Bedminster Township, Somerset County; and

WHEREAS, on March 27, 2008 by Resolution #FY08R3(25) the SADC granted preliminary approval to the application and appropriated \$500,000 for the acquisition of development easements on the Dyke farm; and

WHEREAS, the application consisted of Lots 12, 12.01, and 12.02 in Block 13 as shown on Schedule A; and

WHEREAS, there is an existing single family dwelling on Lot 12; and

WHEREAS, upon further consideration the landowner is requesting to remove Lot 12 from the application and to proceed with just Lots 12.01 and 12.02; and

WHEREAS, the landowner is willing to donate up to 50% of the easement value as Lamington Conservancy's matching funds; and

WHEREAS, the landowner and the nonprofit are further requesting an additional deed restriction prohibiting the construction of any housing opportunities on the preserved farm, including agricultural labor housing;

NOW THEREFORE BE IT RESOLVED that the SADC grants amended preliminary approval to the Lamington Conservancy/Dyke easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, the SADC recognizes an additional deed restriction prohibiting the construction of any residential opportunities on the premises including agricultural labor housing; 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.

11/3/11

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

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

Schedule B



Application within the Highlands Planning Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Dyck Farm/Lamington Conservancy
Block 13 Lots 12.01 (10.3 ac)
& 12.02 (14.3 ac)
Gross Total = 24.7 ac
Bedminster Twp., Somerset County

250 125 0 250 500 Feet

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

- Property in Question:
- EN - (Non-convertible) Exception
- ES - (Convertible) Exception
- Wetlands Boundaries
- 300 ft Buffered Wetland
- (Municipal) County and Non-Agricultural Preserved Open Space
- State Owned Conservation Easement
- State Owned Off & Recreation Easement
- Federal Land



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

Source:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOT/IGIS 2007/2008 Digital/Perennial Imagery

October 10, 2011

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Dyck (B13-L12.01)

18- 0004-NP

FY 2009 Easement Purchase - Nonprofit
24 Acres

Block 13	Lot 12.01	Bedminster Twp.	Somerset County
Block 13	Lot 12.02	Bedminster Twp.	Somerset County

SOILS:	Local	37% * .05	=	1.85
	Other	6% * 0	=	.00
	Prime	17% * .15	=	2.55
	Statewide	40% * .1	=	4.00

SOIL SCORE: 8.40

TILLABLE SOILS:	Other	28% * 0	=	.00
	Permanent Pasture	58% * .02	=	1.16
	Woodlands	14% * 0	=	.00

TILLABLE SOILS SCORE: 1.16

FARM USE:	Beef Cattle Except Feedlots	acres
	Horse & Other Equine	acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 50% of the eligible costs. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Recorded
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for eligible costs ancillary to 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, N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3 and SADC Policy P-5-A.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(29)

AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE
GRANT TO

KNOWLTON TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
48 Delaware LLC / Kenneth Bertholf
Knowlton Township, Warren County

N.J.A.C. 2:76-17A. et seq.
SADC ID# 21-0514-PG

September 27, 2012

Amendment Synopsis:

- remove one 2-acre severable exception area
- recognize a new SADC certified easement value \$5,300/acre
- approve a new cost share based on the new certified easement value

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Knowlton Township, which included the Bertholf Farm, identified as Block 47, Lot 16 and Block 48, Lot 24, Knowlton Township, Warren County, totaling approximately 60.2 gross acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the SADC granted Final Approval for the Property on April 27, 2012 which included a 2-acre severable exception area and a 2-acre non-severable exception area for single family homes and an easement value of \$4,600/acre(Schedule B); and

WHEREAS, the final approval is being amended to remove the 2-acre severable exception area; and

WHEREAS, the Property shall only include one, 2-acre non-severable exception for and restricted to one (1) single family residence; and

WHEREAS, to date Knowlton Township has expended \$323,250 of its SADC grant funds leaving a cumulative balance of \$926,750 (Schedule C); and

WHEREAS, Knowlton Township has one other project currently pending against this balance with Green Light Approval (Ritter Farm); and

WHEREAS, on September 27, 2012 the SADC certified a new value of \$5,300/acre based on the "current value" date of December 2011 for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, by resolution the Knowlton Township Committee approved the application and its funding commitment for \$875/acre or 16.51% of the easement purchase on the Bertholf Farm on August 13, 2012 and the Warren County Agriculture Development Board approved the application on September 20, 2012 and secured a commitment of funding for \$875/acre or 16.51% of the easement purchase from the Warren County Board of Chosen Freeholders for the required local match on September 26, 2012; and

WHEREAS, the new estimated cost share breakdown is as follows:

SADC	\$213,000	(\$3,550/acre or 66.98%)
Knowlton Twp	\$52,500	(\$ 875/acre or 16.51%)
<u>Warren County</u>	<u>\$52,500</u>	<u>(\$ 875/acre or 16.51%)</u>
Total	\$318,000	(\$5,300/acre)

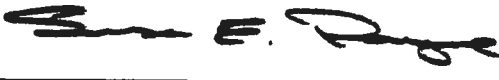
NOW THEREFORE BE IT RESOLVED, that the SADC amends the exception areas, the certified easement value and the cost share of the April 27, 2012 final approval Resolution FY12R4(1); and.

BE IT FURTHER RESOLVED, the SADC approves a revised cost share grant to Knowlton Township for the purchase of a development easement on the Bertholf Farm by Warren County, comprising approximately 60 acres, at a State cost share of \$3,550 per acre for an estimated total of \$213,000 (66.98% of certified market value and estimated total cost) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule D; and

BE IT FURTHER RESOLVED, all other provisions of the April 27, 2012 final approval shall remain in effect; and

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

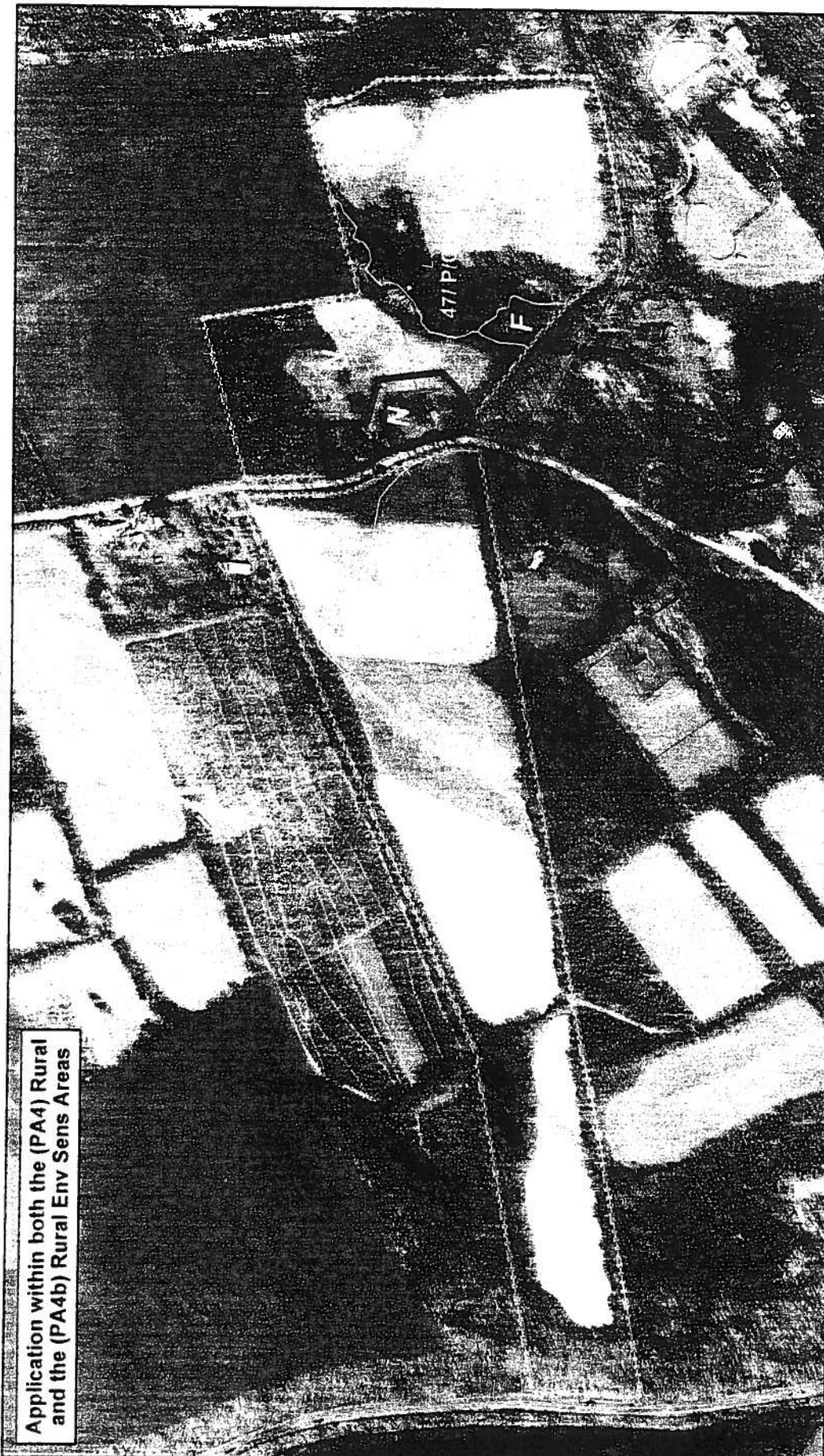
9/27/12
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

Monique Purcell, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSTAINED

Wetlands



Property in Question

EN - (Non-Severable) Exception
ES - (Severable) Exception
Wetlands Boundaries
Wetlands, County and Non-Profit
Wetlands, Open Space
Wetlands, Conservation Easement
State Owned O/S & Recreation Easement

Wetlands Legend:

F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
N - Non-Wetlands
B - 300' Buffer
W - Water

Sources:
 NJDEP Freshwater Wetlands Data
 Green Acres Conservation Easement Data
 NCI/DOGS 2007/2008 Digital Aerial Image
 July 20, 2012

Application within both the (PA4) Rural and the (PA4b) Rural Env Sens Areas

FARMLAND PRESERVATION PROGRAM
 NJ State Agriculture Development Committee

Kenneth Bertholf
 Block 47 Lots P/O 16 (23.3 ac) & P/O 16-EN (non-severable exception - 2.0 ac)
 and Block 48 Lot 24 (33.7 ac)
 Gross Total = 59.0 ac
 Knowlton Twp., Warren County



DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed for general planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be used for legal or other purposes requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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RESOLUTION FY12R4(1)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

KNOWLTON TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
48 Delaware LLC / Kenneth Bertholf
Knowlton Township, Warren County

N.I.A.C. 2:76-17A. et seq.
SADC ID# 21-0514-PG

APRIL 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Knowlton Township, which included the Bertholf Farm, identified as Block 47, Lot 16 and Block 48, Lot 24, Knowlton Township, Warren County, totaling approximately 57.3 acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the farms agricultural production at the time of application is corn and soybeans; and

WHEREAS, the Bertholf Farm includes a 2-acre non-severable exception for and restricted to one (1) single family residence and a 2-acre severable exception for one (1) future single family residence; and

WHEREAS, the landowners have also acknowledged that they understand that no division of the land shall be permitted without the joint approval in writing of the County and the SADC, pursuant to N.I.A.C. 2:76-6.15 and the conditions of the Deed of Easement; and

WHEREAS, pursuant to N.I.A.C. 2:76-17A.7, the SADC granted final approval of Knowlton Township's PIG on March 26, 2009; and

WHEREAS, pursuant to N.I.A.C. 2:76-17.9A(b) on October 26, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.I.A.C. 2:76-17A.9(a); and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Knowlton Township has expended \$323,250 of its SADC grant funds leaving a cumulative balance of \$926,750; and

WHEREAS, Knowlton Township has no other projects currently pending against this balance; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on February 23, 2012 the SADC certified a value of \$4,600/acre based on the "current value" date of December 2011 for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, by resolution the Knowlton Township Committee approved the application and its funding commitment for \$720/acre or 15.65% of the easement purchase on the Bertholf Farm on March 12, 2012, and the Warren County Agriculture Development Board approved the application on March 15, 2012 and secured a commitment of funding for \$720/acre or 15.65% of the easement purchase from the Warren County Board of Chosen Freeholders for the required local match on March 28, 2012; and

WHEREAS, the estimated cost share break down is as follows:

SADC	\$181,068	(\$3,160/acre - 68.70%)
Knowlton Twp & Warren County	\$ 82,512	(\$1,440/acre - 15.65% each)
Total	\$263,580	(\$4,600/acre)

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

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Knowlton Township for the purchase of a development easement on the Bertholf Farm by Warren County, comprising approximately 57.3 acres, at a State cost share of \$3,160 per acre for an estimated total of \$181,068 (68.70% of certified market value and estimated total cost) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final

surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

Date

4/27/12



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY12R4(1)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

KNOWLTON TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
48 Delaware LLC / Kenneth Bertholf
Knowlton Township, Warren County

N.J.A.C. 2:76-17A. et seq.
SADC ID# 21-0514-PG

APRIL 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Knowlton Township, which included the Bertholf Farm, identified as Block 47, Lot 16 and Block 48, Lot 24, Knowlton Township, Warren County, totaling approximately 57.3 acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the farms agricultural production at the time of application is corn and soybeans; and

WHEREAS, the Bertholf Farm includes a 2-acre non-severable exception for and restricted to one (1) single family residence and a 2-acre severable exception for one (1) future single family residence; and

WHEREAS, the landowners have also acknowledged that they understand that no division of the land shall be permitted without the joint approval in writing of the County and the SADC, pursuant to N.J.A.C. 2:76-6.15 and the conditions of the Deed of Easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Knowlton Township's PIG on March 26, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on October 26, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Knowlton Township has expended \$323,250 of its SADC grant funds leaving a cumulative balance of \$926,750; and

WHEREAS, Knowlton Township has no other projects currently pending against this balance; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on February 23, 2012 the SADC certified a value of \$4,600/acre based on the "current value" date of December 2011 for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, by resolution the Knowlton Township Committee approved the application and its funding commitment for \$720/acre or 15.65% of the easement purchase on the Bertholf Farm on March 12, 2012, and the Warren County Agriculture Development Board approved the application on March 15, 2012 and secured a commitment of funding for \$720/acre or 15.65% of the easement purchase from the Warren County Board of Chosen Freeholders for the required local match on March 28, 2012; and

WHEREAS, the estimated cost share break down is as follows:

SADC	\$181,068	(\$3,160/acre - 68.70%)
Knowlton Twp &		
Warren County	\$ 82,512	(\$1,440/acre - 15.65% each)
Total	\$263,580	(\$4,600/acre)

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

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Knowlton Township for the purchase of a development easement on the Bertholf Farm by Warren County, comprising approximately 57.3 acres, at a State cost share of \$3,160 per acre for an estimated total of \$181,068 (68.70% of certified market value and estimated total cost) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final

surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

4/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

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

Wetlands

Application within the (PA4) Rural Area
and the (PA4B) Rural Environmentally Sensitive Area

15. **Old / Et**

47/P/O-13

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bertholf, Kenneth

Block 47 P/O Lot 16 (23.26 ac) and P/O Lot 16-EN (nonseverable -exception - 2.02 ac)

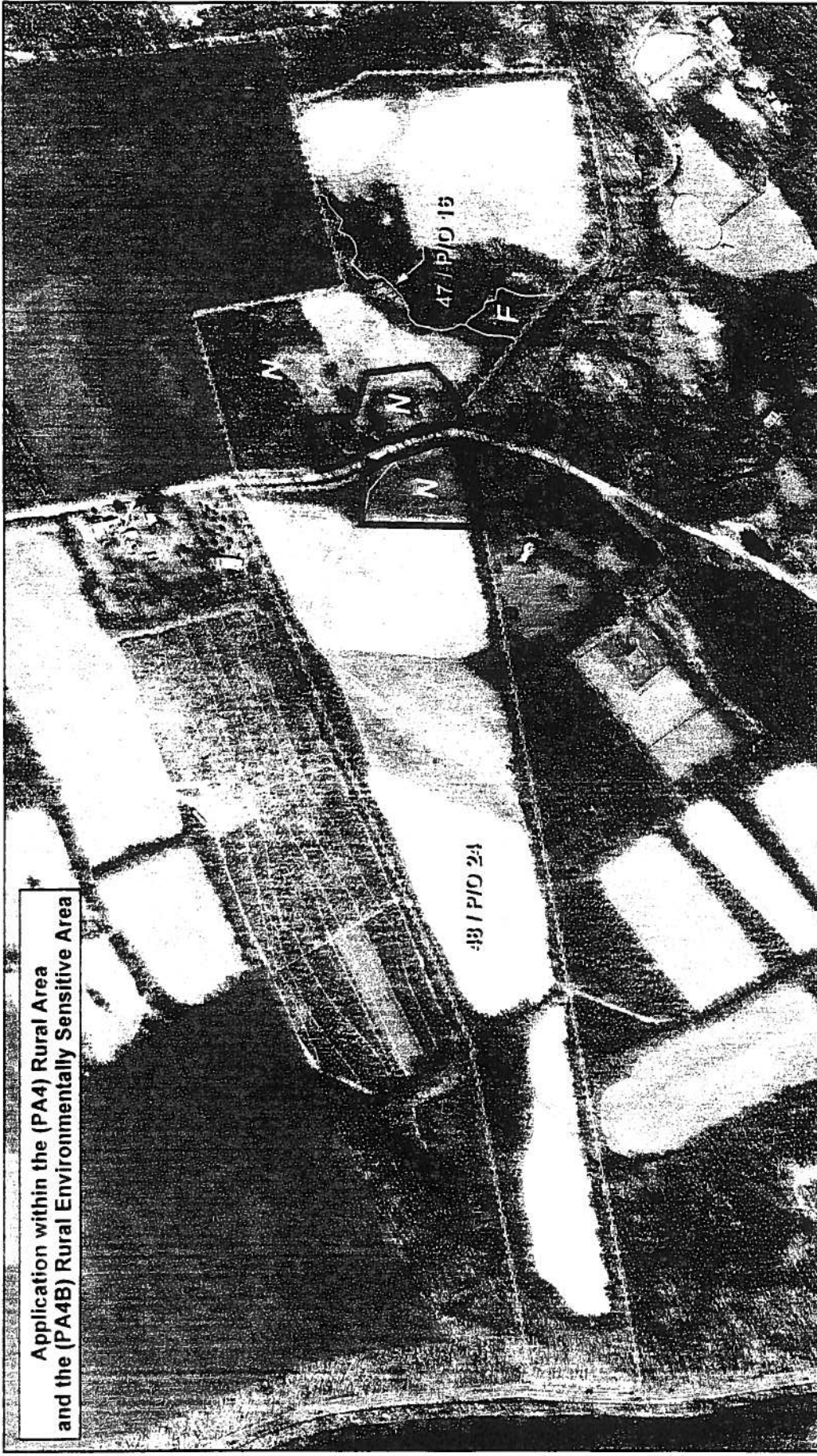
Block 48 P/O Lot 24 (54.97 ac) & P/O Lot 24-ES (severable exception - 2.0 ac)

Gross Total = 58.99 ac

Gross Total = 30.39 ac
Knowlton Twp., Warren County



DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geometric accuracy and precision of the GIS data contained in this file and map shall not be relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed professional Land Surveyor.



	Property In Question
	EN - (Non-Severable)
	ES - (Severable) Excluded
	Wetlands Boardwalks
	Mendocino County
	Preserved Open Space
	State Owned Conserv.
	State Owned OWS & R

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

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

Date: 10/12/2011

Schedule B

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Bertholf Farm / 48 Delaware LLC
21- 0514-PG
FY 2009 PIG EP - Municipal 2007 Rule
58 Acres

Block 47	Lot 16	Knowlton Twp.	Warren County
Block 48	Lot 24	Knowlton Twp.	Warren County

SOILS:	Other	100% * 0 = .00
--------	-------	----------------

SOIL SCORE: .00

TILLABLE SOILS:	Cropland Harvested	57% * .15 = 8.55
	Other	2% * 0 = .00
	Woodlands	41% * 0 = .00

TILLABLE SOILS SCORE: 8.55

FARM USE:	Corn-Cash Grain	acres
	Soybeans-Cash Grain	acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st two (2) acres for existing residence on Lot 16
Exception is not to be severed from Premises
Exception is to be restricted to one single family residential unit(s)
 - 2nd two (2) acres for future residence on Lot 24
Exception is severable
Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No 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. 4:16-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

Municipal Planning Incentive Grant
Knowlton Township, Warren County
Plan Approval March 26, 2009

Plan Approval March 26, 2009															
Farm	Acres	SADC		SADC Grant Per Acre	SADC			579 - 07 FPF			FY11	Cum Approp	Cum Expend	Cum Encumbered	Balance
		Certified Per Acre	Cost Basis		Cost Share	Encumbered	FY09								
							Expended	Balance							
Peck	37.643	3,500.00	131,750.50	2,500.00	94,107.50	94,107.50	750,000.00	500,000.00	1,250,000.00	323,250.03	213,000.00	713,749.97			
Buchman	59.199	4,300.00	119,206.99	2,015.47	119,206.99	119,206.99	655,892.50								
Ring	41.659	4,100.00	157,599.90	2,860.00	109,935.54	109,935.54	536,685.51								
Bertholf	60.000	5,300.00	318,000.00	3,550.00	213,000.00	213,000.00	426,749.97								
Ritter	10.113				213,000.00		213,749.97								
Total Pending	127.413				213,000.00						213,000.00				
Total Encumbered															
Closed/Expended	138.501					323,250.03				323,250.03		713,749.97			
Total															
Reprogram Out															

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Bertholf Farm / 48 Delaware LLC
21- 0514-PG
FY 2009 PIG EP - Municipal 2007 Rule
60 Acres

Block 47	Lot 16	Knowlton Twp.	Warren County
Block 48	Lot 24	Knowlton Twp.	Warren County

SOILS:

Other	100% * 0	=	.00
			SOIL SCORE:
			.00

TILLABLE SOILS:

Cropland Harvested	57% * .15	=	8.55
Other	2% * 0	=	.00
Woodlands	41% * 0	=	.00
			TILLABLE SOILS SCORE:
			8.55

FARM USE:

Corn-Cash Grain	acres
Soybeans-Cash Grain	acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st two (2) acres for existing residence on Lot 16
 - Exception is not to be severed from Premises
 - Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(30)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MONMOUTH COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Diamond Developers at Burke Farm LLC ("Owner")

Manalapan Township, Monmouth County

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

SADC ID# 13-0427-PG

September 27, 2012

WHEREAS, December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Monmouth County, which included the Diamond Developers Farm, identified as Block 69, Lots 8.01 and 9, Manalapan Township, Monmouth County, totaling approximately 96 net acres hereinafter referred to as "Property" and as identified on the attached map (Schedule A) and Final Review Report (Schedule E); and

WHEREAS, on December 8, 2011 the SADC granted conditional final approval to the Diamond Developers at Burke Farm LLC application by Resolution number FY12R12(1) (Schedule B); and

WHEREAS, a condition of the final approval was the granting of a 60 day period in which anyone alleging a conflict of interest regarding the application could file a complaint with the appropriate agency. If a complaint was filed within the 60 days, then the SADC final approval would not become effective and the SADC may reconsider the application for final approval after the appropriate agency completed its review of the complaint(s) and issued a decision; and

WHEREAS, a formal ethics complaint was filed which made the SADC December 8, 2011 final approval ineffective; and

WHEREAS, on September 13, 2012 the State of New Jersey, Department of Community Affairs issued a Notice of Dismissal in regards to the ethics complaint filed against Andrew Lucas, a principal of Diamond Developers at Burke Farm LLC; and

WHEREAS, Monmouth County is requesting that final approval be granted to the Diamond Developers at Burke Farm LLC application; and

WHEREAS, the conditions and facts of the December 8, 2011 final approval are still in effect except the County has submitted three farms (Lustgarten #1, #3, and #4) which have encumbered the County's base grant of \$1,500,000 and \$532,911 of the County's available competitive funding leaving a competitive grant eligibility of \$2,467,089 (Schedule D) ; and

WHEREAS, the SADC is in the process of applying to utilize a grant in the amount of approximately \$6,000 per acre from the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch lands Protection Program Grant (FRPP) for a total potential FRPP grant of approximately \$576,000 to offset SADC grant and local funding needs; and

WHEREAS, it has been determined that the Property and the Landowner qualify for FRPP grant funds should they be awarded; and

WHEREAS, the landowner has agreed to the additional restrictions involved with the use of FRPP Grant funding, including an impervious coverage restriction of 8% equal to approximately 7.68 acres of land available for agricultural buildings on land being preserved outside of the exception area should the FRPP grant should be secured; and

WHEREAS, the SADC, Municipality and County have agreed to utilize a 60:40 split of any FRPP funding using the same percentages as the overall project for the Diamond Developers Farm to reduce respective cost shares towards the easement purchase: and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive funds shall be awarded by the SADC based on priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 Monmouth County is requesting to use \$712,080 of its FY11 competitive grant fund eligibility for the acquisition of the development easement on the Diamond Developers farm (Schedule D);

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 98.9 acres, at a State cost share of \$7,200 per acre (60% of certified market value and purchase price) for a total grant of approximately \$712,080, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule E; and

BE IT FURTHER RESOLVED the SADC approves the use of FFRP funding if it is available, which funding will include an impervious coverage restriction of 8%; and

BE IT FURTHER RESOLVED, with the exception of the financing provisions all other provisions and conditions of SADC Resolution FY2012(1) attached hereto as Schedule B are incorporated herein; and

BE IT FURTHER RESOLVED, should the County require additional funds for the Property due to an increase in the final surveyed acreage the County may utilize unencumbered and available base grant funds to supplement the shortfall; and

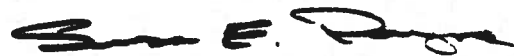
BE IT FURTHER RESOLVED, that any unused funds, including the 3% buffer, encumbered from the competitive grant at the time of final approval shall be returned to the SADC's competitive grant fund after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

9/27/12
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

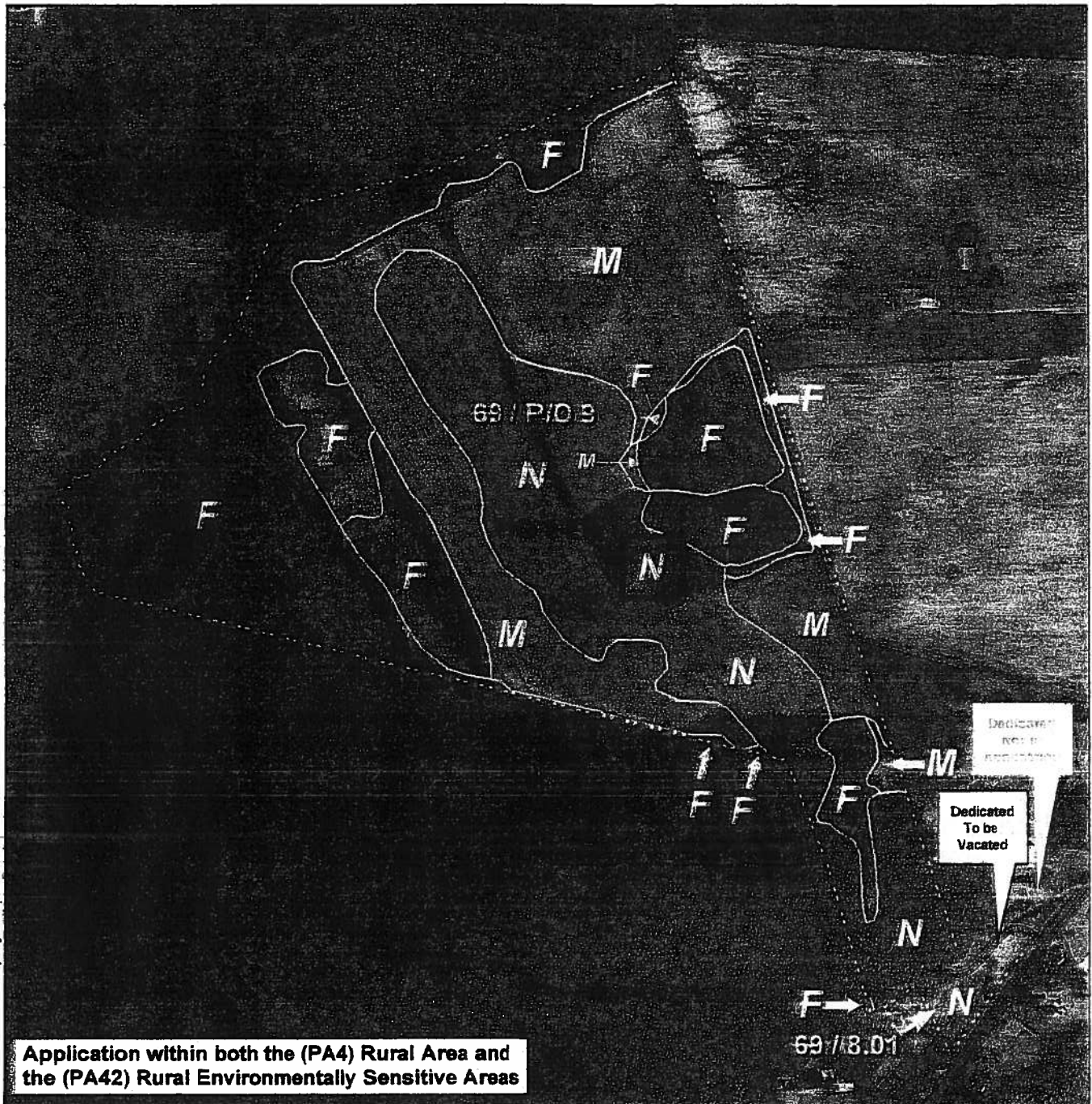
VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSTAINED
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSTAINED

Wetlands

SCHEDULE A

x:\counties\monco\projects\diamond09\fw\mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Diamond Developers
Block 69 P/O Lot 8.01 (1.505 ac), P/O Lot 9 (92.895 ac)
& P/O 9-EN (non-severable exception - 1.0 ac)
Gross Total - 95.4 ac
Manalapan Twp., Monmouth County

500 250 0 500 1,000 Feet

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



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

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

Date: 7/8/2010

STATE AGRICULTURE DEVELOPMENT COMMITTEE**RESOLUTION FY12R12(1)****FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO****MONMOUTH COUNTY****for the****PURCHASE OF A DEVELOPMENT EASEMENT****On the Property of****Diamond Developers at Burke Farm LLC ("Owner")****Manalapan Township, Monmouth County****N.J.A.C. 2:76-17 et seq.****SADC ID# 13-0427-PG****December 8, 2011**

WHEREAS, December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Monmouth County, which included the Diamond Developers Farm, identified as Block 69, Lots 8.01 and 9, Manalapan Township, Monmouth County, totaling approximately 96 net acres hereinafter referred to as "Property" and as identified on the attached map (Schedule A1) and Final Review Report (Schedule C); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of Monmouth County's PIG plan on May 28, 2009; and

WHEREAS, on May 12, 2010 the Diamond Developers Farm application was submitted to the Municipal PIG program and pursuant to N.J.A.C. 2:76-17A.9 and on July 14, 2010 was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, the application was received and processed through certification of value as a Municipal PIG grant application but has since been transferred to the County PIG program due to funding availability; and

WHEREAS, the Property has approximately 98% Prime and Statewide Important soils and supports field crops such as soybeans; and

WHEREAS, the Property is located in Monmouth County's Millstone-Manalapan-Freehold Project Area; and

WHEREAS, the Property includes one, 1-acre nonseverable exception for and to be restricted to one, single-family residence; and

WHEREAS, a roadway was dedicated to the Township as a result of subdivision approvals and is to be vacated prior to the preservation of the farm and included in the preserved acreage; and

WHEREAS, a small portion of Lot 8.01 has been dedicated to the Township for Open Space and is not part of this application (Schedule A2); and

WHEREAS, the Property has a rank score of 59.26 which exceeds the 70% of the County's average quality score of 50.23, as determined by the SADC on June 24, 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 7, 2011 the SADC certified a development easement value of \$12,000 per acre based on zoning and environmental regulations in place as of September 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Landowner offered to sell the development easement to the County for \$12,000 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 11, 2011 the Manalapan Township Committee approved the Landowner's application and a funding commitment of \$1,920 per acre for the sale of a development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Monmouth County Agriculture Development Board approved the application on June 1, 2011 and secured a commitment of funding for \$2,880 per acre from the Monmouth County Board of Chosen Freeholders on May 12, 2011; and

WHEREAS, the SADC is in the process of applying to utilize a grant in the amount of approximately \$6,000 per acre from the FY2012 United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch lands Protection Program Grant (FRPP) for a total potential FRPP grant of approximately \$576,000 to offset SADC grant and local funding needs; and

WHEREAS, it has been determined that the Property and the Landowner qualify for FRPP grant funds should they be awarded; and

WHEREAS, the landowner has agreed to the additional restrictions involved with the use of FRPP Grant funding, including an impervious coverage restriction of 8% equal to approximately 7.68 acres of land available for agricultural buildings on land being preserved outside of the exception area should the FRPP grant should be secured; and

WHEREAS, the cost share breakdown is approximately as follows (based on 96 acres):

		Total
SADC	\$7,200 per acre	\$691,200 60%
Manalapan Twp.	\$1,920 per acre	\$184,320 16%
<u>Monmouth County</u>	<u>\$2,880 per acre</u>	<u>\$276,480 24%</u>
		\$1,152,000; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(d) and 14, on August 28, 2009 the County established a prioritization of farms and submitted a request to the SADC to conduct a final review of the application for the sale of a development easement; and

WHEREAS, the entire Monmouth County FY09 base grant of \$2,000,000 has been encumbered and the FY09 competitive grant funding is insufficient for the SADC cost share on this farm; therefore, the County is requesting the use of SADC FY11 funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8, on July 22, 2010 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, SADC FY11 funding (2009 Bond Referendum Funds) for use by Monmouth County was approved by the SADC on July 22, 2010 and is subject to appropriation by the Legislature and approval by the Governor; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases; therefore, 98.9 acres will be utilized to calculate the SADC grant to be secured for this Property (Schedule B), however 96 acres will be utilized as the estimate for cost share calculations in this final approval ; and

WHEREAS, Monmouth County is requesting \$712,080 from its base grant, leaving a cumulative balance of \$787,920 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property; therefore the entire estimated SADC grant need will be encumbered from the County's FY11 base grant; and

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 the County is eligible to apply for an additional \$3,000,000 of competitive grant funding for a maximum FY 2011 grant of \$4,500,000, subject to the availability of funds for additional applications; and

WHEREAS, FRPP grant fund sharing is traditionally split between funding partners using the same percentages derived for the overall project as determined by N.J.A.C. 2:76-6.11, however, in some cases alternate sharing of the FRPP grant funds is negotiated dependent upon need; and

WHEREAS, the SADC, Municipality and County have agreed to utilize a 60:40 split the FRPP funding using the same percentages as the overall project for the Diamond Developers Farm to reduce respective cost shares towards the easement purchase; and

WHEREAS, at its September 22, 2011 meeting, the SADC requested that the Monmouth County Board of Chosen Freeholders seek an opinion from the State Ethics Commission regarding conflict of interest allegations that have been raised related to this application; and

WHEREAS, since the time of the SADC's September 22nd meeting, the SADC staff, in consultation with the Office of the Attorney General, has determined that the State Ethics Commission is not the appropriate venue for a determination of conflict of interest or ethical violations for New Jersey local elected officials;

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants conditional final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 96 acres, at a State cost share of \$7,200 per acre (60% of certified market value and purchase price) for a total grant of approximately \$712,020, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC is granting conditional final approval to provide 60 calendar days from the date of this approval to allow anyone alleging a conflict of interest regarding this application or applicant to file a complaint with the appropriate agency with jurisdiction over such claims of conflict of interest; and

BE IT FURTHER RESOLVED, that SADC final approval shall become effective on February 7, 2012 only in the event a complaint is not filed with the appropriate agency by that date; and

BE IT FURTHER RESOLVED, that if a complaint is filed with the appropriate agency within 60 days, SADC final approval shall not become effective, and the SADC may reconsider the application for final approval after the appropriate agency has completed its review of the complaint(s) and issued its decision, a copy of which must be shared with the SADC by the complainant or applicant; and

BE IT FURTHER RESOLVED, that in view of the new information regarding the appropriate process for reviewing conflict-of-interest allegations at the local level, the SADC rescinds its September 22, 2011 request to the Monmouth County Board of Chosen Freeholders regarding this application; and

BE IT FURTHER RESOLVED, that the SADC grant funds are conditioned on the appropriation of funding by the legislature and approval by the Governor and the availability of those funds; and

BE IT FURTHER RESOLVED, should the County require additional funds for the Property due to an increase in the final surveyed acreage the County may utilize unencumbered and available base grant funds to supplement the shortfall; and

BE IT FURTHER RESOLVED, that any unused funds, including the 3% buffer, encumbered from the competitive grant at the time of final approval shall be returned to the SADC's competitive grant fund after closing on the easement purchase; and

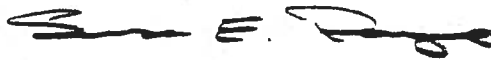
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

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

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

12/8/11

Date

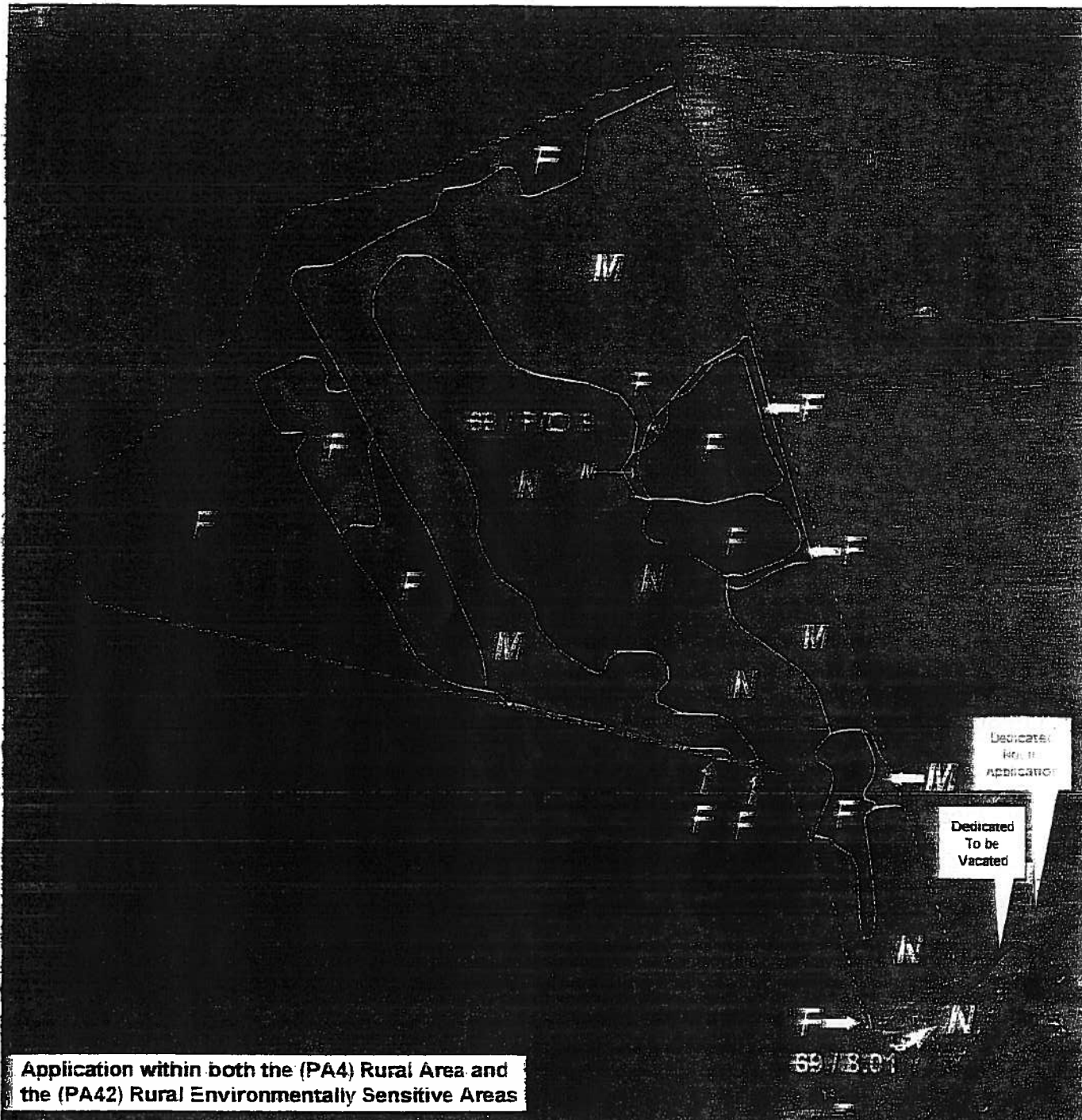


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Grifa)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSTAIN
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser	YES
James Waltman	NO
Denis C. Germano	YES
Torrey Reade	YES

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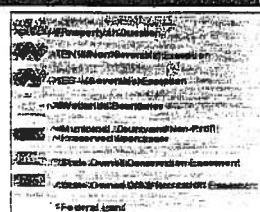


FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Diamond Developers
Block 69 P/O Lot 8.01 (1.505 ac), P/O Lot 9 (92.895 ac)
& P/O 9-EN (non-severable exception - 1.0 ac)
Gross Total - 95.4 ac
Manalapan Twp., Monmouth County

500 250 0 500 1,000 Feet

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file are not intended to be relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



Wetlands Legend:
F - Freshwater Wetlands
M - Marsh
N - Non-Wetlands
W - Water
T - Total Wetlands
B - 300' Buffer
V - Vacated

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

Date: 7/15/2011

Schedule C

New Jersey Farmland Preservation
Competitive Ranking Report
Farms Receiving Final Approval September 27, 2012
Farms to Utilize Competitive Grant Monies

FY 2011 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Bt Points
Monmouth County	Manalapan Twp.	Diamond Developers @ Burke Farms	96	110	20	40	50	0
Cumberland County	Hopewell Twp.	Cruzan, Daniel C & Diane F.	93	100	0	50	50	0
Monmouth County	Upper Freehold Twp.	Lustgarten Nurseries #4 (Lot 6B)	74	50	0	0	50	0

SCHEDULE C

Monmouth County

New Jersey Farmland Preservation Program
Preservation Program
County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.
FY 2011 Funding

Farm	Municipality	App Hr Buffer	App Plus 3 Percent	SADC Certified	Negotiated & Approved	SADC Grant Pay Acres	SADC		Total SADC Grant	Encumbered at Final	Balance	Competitive Grant		Cap Total	Cap Expend	Cap Encumbered
							Cost	Share				Expend	Balance			
Upper Freehold	Upper Freehold	89,000	91,670	14,000.00	14,000.00	8,400.00	1,283,360.00	770,028.00	770,028.00	770,028.00	770,028.00	0.00	0.00	0.00	0.00	0.00
Upper Freehold	Upper Freehold	65,000	66,950	15,500.00	15,500.00	9,300.00	1,037,725.00	622,635.00	622,635.00	622,635.00	622,635.00	0.00	0.00	0.00	0.00	0.00
Upper Freehold	Upper Freehold	74,000	76,220	14,000.00	14,000.00	8,400.00	1,067,090.00	640,248.00	640,248.00	640,248.00	640,248.00	0.00	0.00	0.00	0.00	0.00
Manalapan Developers/ Burke	Manalapan	95,000	98,900	12,000.00	12,000.00	7,200.00	1,166,800.00	712,080.00	712,080.00	712,080.00	712,080.00	0.00	0.00	0.00	0.00	0.00
Manalapan	Manalapan	62,000				7,200.00		446,400.00	446,400.00							
Manalapan	Manalapan	64,000				7,200.00		460,800.00	460,800.00							
Manalapan	Manalapan	41,000				7,200.00		295,200.00	295,200.00							
Total Final Approval		228,000	333,740	4			4,574,985.00	2,744,991.00	2,744,991.00	1,500,000.00						
Total Pending Approval							3.00		3.00							
Total Pending w/o Funding																
Shortfall																
Total Encumbered							1,202,400.00		1,202,400.00	1,244,991.00	2,467,089.00				0.00	2,744,991.00
Closed/Expend																
Total																
Reprogram Out																

D

Diamond Developers @ Burke Farms
13- 0427-PG
FY 2011 County PIG Program
96 Acres

Block 69	Lot 8.01	Manalapan Twp.	Monmouth County
Block 69	Lot 9	Manalapan Twp.	Monmouth County

SOILS:	Other	2% * 0	=	.00
	Prime	30% * .15	=	4.50
	Statewide	68% * .1	=	6.80
			SOIL SCORE:	11.30

TILLABLE SOILS:	Cropland Harvested	46% * .15	=	6.90
	Wetlands	38% * 0	=	.00
	Woodlands	16% * 0	=	.00
			TILLABLE SOILS SCORE:	6.90

FARM USE:	Cash Grains	44 acres
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In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for Future single family residence
 - Exception is not to be severed from Premises
 - Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions:
 - mount brook subdivision roadway dedicated to the Township must be vacated before the easement purchase
 - e. Dwelling Units on Premises:
 - No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.