STATE AGRICULTURE DEVELOPMENT COMMITTEE Department of Agriculture Market and Warren Streets, 1st Floor Auditorium Trenton, NJ 08625

REGULAR MEETING

January 24, 2019

Chairman Fisher called the meeting to order at 9:36 a.m. The flag salute was conducted.

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

Roll call indicated the following:

Members Present

Chairman Douglas Fisher Cecile Murphy (REP. NJDEP Commissioner Catherine R. McCabe) Brian Schilling (rep. Executive Dean Robert M. Goodman) Denis Germano Pete Johnson James Waltman Scott Ellis

Members Absent

Alan Danser Thomas Stanuikynas Ralph Siegel Jane Brodecker

Susan E. Payne, Executive Director Jason Stypinski, Esq., Deputy Attorney General **Others present as recorded on the attendance sheet**: Donna Rue, Public; Brian Wilson, Burlington County Agriculture Development Board (CADB); Emily Blackman, Mercer CADB; and John Kluthe, Kluthe Environmental Solutions.

Minutes

A. SADC Regular Meeting of December 6, 2018 (Open and Closed Sessions)

It was moved by Mr. Germano and seconded by Ms. Murphy to approve the Open and Closed Session minutes of the SADC regular meeting of December 6, 2018. The motion was unanimously approved.

Report of the Chairman

There was no report from the Chairman.

<u>Report of the Executive Director</u>

Ms. Payne stated that the appropriation bills for the FY2019 round are still awaiting the Governor's signature. The bill is currently before the Senate Environment Committee. Staff is waiting to see what the full markup looks like, but anticipates no change to the allocations to the programs nor reduction in farmland funds.

Ms. Payne reviewed the SADC Outreach and Training Summary Report of the municipal outreach meetings with the Committee. She noted that the first land access training in October was a success and that the report identifies who attended the meetings, the experiences they had, and what kind of farming they are interested in. Ms. Payne noted that most of the attendees were under 44 years old which hits the target audience and helps staff to determine if the meetings were effective. The second training will be held in the Health and Agriculture building in Trenton on February 28, 2019 from 6 p.m. to 9 p.m. and will focus on leasing and buying land. It will introduce people to farm leases and purchase options.

Open Session Minutes January 24, 2019

Communications

Ms. Payne stated that there was nothing to note but requested that the Committee take the news articles with them.

Public Comment

John Kluthe, a private consultant from Kluthe Environmental Solutions, introduced himself to the Committee. He specializes in conservation planning services, and as a private consultant, he looks forward to addressing conservation planning issues.

New Business

A. Term Farmland Preservation Program-Enrollments, Renewals, Terminations, Withdrawals

- 1. Renewal
 - a. Delli Santi- Washington Township, Morris County

Ms. Payne stated that Dellis Santi is an 8-year farmland preservation easement being brought before the Committee for information purposes only. Ms. Murphy asked Ms. Payne what she thinks is the reason these farms haven't been permanently preserved. Ms. Payne stated that the answer depends on the circumstances of the particular farm.

B. Resolutions of Final Approval: County PIG

Ms. Miller, Ms. Mazella, and Ms. Mandelbaum referred the Committee to six requests for final approval under the County PIG Program. They reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Ms. Murphy to approve Resolutions FY2019R1(1) through FY2019R1(6), granting final approval to the following applications under the County PIG Program, as presented, subject to any conditions of said resolution:

1. Steven and Joseph Haydu and Diana Potter, SADC ID #21-0609-PG, Resolution FY2019R1(1), Block 21, Lots 34.01, 34.03, 34.04, 34.05, 34.06, 34.07, and 34.08, and Block 11.01, Lot 1, Harmony Township, Warren County, 42.5 Net Acres.

- 2. Timothy & Katherine Martin, SADC ID #10-0422-PG, Resolution FY2019R1(2), Block 45, Lot 3, Delaware Township and Block 1, Lot 1 East Amwell Township, Hunterdon County, 34.5 Net Acres.
- Donald, Douglas, Dorothy & Marie Williams, SADC ID #14-0129-PG, Resolution FY2019R1(3), Block 5002, Lot 10, Mt. Olive Township, Morris County, 38.82 Net Acres.
- 4. John J. & Lori A. Moore, SADC ID #17-0194-PG, Resolution FY2019R1(4), Block 3, Lot 9, Mannington Township, Salem County, 64.4 Net Acres.
- Richard H. Melchert, SADC ID #17-0195, Resolution FY2019R1(5), Block 76, Lot 4 and 4.02, Upper Pittsgrove Township, Salem County, 77.3 Gross Acres.
- Howard Grant & Elizabeth Harris, SADC ID #17-0186-PG, Resolution FY2019R1(6), Block 25, Lot 1.09, Pilesgrove Township, Salem County, 80.5 Net Acres.

<u>The motion was unanimously approved</u>. A copy of Resolutions FY2019R1(1) through FY2019R1(6) is attached to and is a part of these minutes.

C. Resolutions of Final Approval: Municipal PIG

Ms. Miller referred the Committee to one request for final approval under the Municipal PIG Program. She reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Schilling and seconded by Mr. Germano to approve Resolution FY2019R1(7), granting final approval to the following application under the Municipal PIG Program, as presented, subject to any conditions of said resolution:

1. Barbara Rolph, SADC ID #10-0411-PG, Resolution FY2019R1(7), Block 17, Lot 19, Holland Township, Hunterdon County, 106 Gross Acres.

<u>The motion was unanimously approved</u>. A copy of Resolution FY2019R1(7) is attached to and is a part of these minutes.

D. Resolutions of Final Approval: Direct Easement Purchase

Ms. Miller, Ms. Mazella, and Ms. Roberts referred the Committee to five requests for final approval under the Direct Easement Purchase Program. They reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolutions FY2019R1(8) through FY2019R1(12), granting final approval to the following applications under the Direct Easement Purchase Program, as presented, subject to any conditions of said resolution:

- 1. John and Elizabeth Barry, SADC ID #06-0002-DE, Resolution FY2019R1(8), Block 55, Lots 31 & 36, Dennis Township, Cape May County, 64.8 Net Acres.
- 2. Judith and Pasquale Garoppo, SADC ID #08-0041-DE, Resolution FY2019R1(9), Block 7101, Lot 45, Franklin Township, Gloucester County, 114.4 Net Acres.

Note: Chairman Fisher left the room during this discussion at 9:53 a.m.

- John Walter, SADC ID #17-0329-DE, Resolution FY2019R1(10), Block 15, Lot 4 & 23, Mannington Township, Salem County and Block 10, Lot 10, Alloway Township, Salem County, 88.5 Net Acres.
- Dennis Sr. & Dennis Jr. Kelly, SADC ID #17-00317-DE, Resolution FY2019R1(11), Block 22, Lots 1, 3, and 4, Oldmans Township, Salem County, 212.5 Net Acres.
- 5. Mary Lou & Lucas Haring, SADC ID #10-0256-DE, Resolution FY2019R1(12), Block 12, Lot 33.01, Kingwood Township, Hunterdon County, 57.1 Net Acres.

Note: Chairman Fisher returned to the room at 10 a.m. during this discussion.

<u>The motion was unanimously approved</u>. A copy of Resolutions FY2019R1(8) through FY2019R1(12) is attached to and is a part of these minutes.

<u>Discussion</u>: Ms. Miller showed a YouTube video that the Haring family made which they submitted with their application. The video depicts what the Haring family does daily to maintain their farm and how important farming is to them. Ms. Payne stated that it's a huge benefit to more directly connect the Committee with staff's work in order to get a better idea of what is being accomplished, and to share some of the stories associated with individual farms. Mr. Ellis stated that staff should start hosting farm tours again so that the Committee can see how land is treated and how farmers make a living. Ms. Payne stated that that was a great suggestion.

E. Stewardship

1. 2018 Annual Monitoring Report

Mr. Roohr stated that every year the SADC compiles the monitoring reports of farms inspected by the CADBs, nonprofits and SADC during the preceding fiscal year. There was a total of 2,380 reports submitted, with a submission rate of more than 90% from preservation partners.

Mr. Roohr stated that soil conservation is the most highly reported concern. The most frequently report problem is minor erosion, which is reported as a concern but is not necessarily considered a violation. Other conservation concerns include invasive species, abandoned fields, dumping of trash, and the storage of non-agricultural vehicles and junk cars. There has also been a number of unapproved solar panel projects. Staff will continue to notify farmers of the proper procedures for approval to install solar panels on preserved farms.

Mr. Roohr showed the Committee pictures of farm erosion as examples of what is encountered in the field. Mr. Roohr stated that Dr. Jon Jones is working on an outreach program for those areas of the state that have the highest reported conservation violations and will help put together a plan to try to reduce soil conservation problems.

Mr. Roohr stated that there were nine (9) requests brought to the Committee in 2018 that were approved for solar panel projects, agriculture labor housing and division of premises. Of the 2,380 submissions to the SADC, 0.13% were brought to the Committee as significant violations that staff needed the Committee's assistance to address. Chairman Fisher asked what would happen in a case where a farm is no longer being farmed. What would staff do? Mr. Roohr stated that the way the deed of easement words it, a farm does not have to be actively farmed, however, it must be actively maintained or mowed to be farmable. The only exception in this case would be an act of nature where a farm is not able to be used because it is under water due to rising sea levels or lots of rain. Chairman Fisher stated that a report would probably be needed in the future to monitor these situations.

It was moved by Mr. Ellis and seconded by Mr. Germano to adopt the 2018 Monitoring Report as presented by staff to be submitted to the N.J. Department of Treasury for distribution. The motion was unanimously approved.

F. Soil and Water Conservation Project Cost Sharing

Mr. Clapp referred the Committee to two requests for approval under the Soil and Water Conservation Cost Share Grant. He reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant approval.

It was moved by Mr. Ellis and seconded by Mr. Johnson to approve Resolutions FY2019R1(13) through FY2019R1(14), granting approval to the following applications under the Soil and Water Conservation Cost Share Grant, as presented, subject to any conditions of said resolution:

- 1. Resolutions of Approval
 - a. Hallock's U-Pick Farm LLC, SADC ID #15-0017-EP, Resolution FY2019R1(13), Block 75, Lot 4.01, Plumstead Township, Ocean County, 152.678 Acres.
 - b. Dion Snyder, SADC ID #08-0083-PG, Resolution FY2019R1(14) Block 48, Lot 1 and Block 51, Lot 3, Harrison Township, Gloucester County, and Block 56, Lot 6 and Block 59, Lot 11, Woolwich Township, Gloucester County, 84.114 Acres.

<u>The motion was unanimously approved</u>. A copy of Resolutions FY2019R1(13) and FY2019R1(14) is attached to and is a part of these minutes.

<u>Discussion</u>: Chairman Fisher noted that he earlier demurred on a Chairman's report due to the late start time of the meeting, but wanted to share that the Department of Agriculture has conducted two summits within the last month to bring together animal livestock operators who are looking for ways to process their products. There were many farmers who attended the summits and shared their knowledge and success stories surrounding mobile and central processing and how to increase production rates. Chairman Fisher asked Mr. Johnson to comment on his findings at the summit meeting. Mr. Johnson stated that most beef must be approved and inspected by the United States Department of Agriculture (USDA) and most of the smaller shops in New Jersey that needed USDA inspections have

gone out of business because of the cost involved. Other farmers are hauling their cattle out of state to find a slaughter house that is USDA inspected. The need for such a trip discourages individuals from getting into the livestock industry.

Chairman Fisher also stated that there are 6,000 milking cows in NJ and the hope is that the state can start to brand some of the dairy from the cows and find a niche market for people who want local milk.

Public Comment

There was no public comment.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 a.m., Thursday February 28, 2018

Health/Agriculture Building Auditorium

CLOSED SESSION

At 10:45 a.m. Ms. Payne read the following resolution to go into Closed Session:

"In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss certain matters including the certification of values for property acquisitions under the Farmland Preservation Program, personnel matters, any pending or anticipated litigation, and/or any matters falling within the attorney-client privilege. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists."

It was moved by Mr. Germano and seconded by Ms. Murphy to approve the resolution to go into closed session. The motion was unanimously approved.

ACTION AS A RESULT OF CLOSED SESSION

A. Real Estate Matters – Certification of Values

It was moved by Mr. Germano and seconded by Mr. Ellis to approve the Certification of Values for the following applications as discussed in closed session:

- 1. County Planning Incentive Grant Program
 - a. Route 57 Partnership, SADC ID #21-0613-PG
 Block 1, Lot 6, Franklin Township, Warren County, 69.1 Net Acres.
 - b. Charles Datz, SADC ID #08-0208-PG
 Block 265, Lot 11, Mantua Township, Gloucester County, and Block 28, Lot 2, Harrison Township, Gloucester County, 57.4 Net Acres.
 - c. Lynda Juall Carpenito, SADC ID #08-0209-PG Block 1107, Lot 6, East Greenwich Township, Gloucester County, 21 Net Acres.
 - d. Mary Louise Morda, SADC ID #17-0207-PG Block 21, Lot 6, Pilesgrove Township, Salem County, 87.4 Net Acres.
- 2. Municipal Planning Incentive Grant Program
 - Mark Kitchen, SADC ID #21-0363-PG
 Block 47, Lot 7, Knowlton Township, Warren County, 28.1 Net Acres.
 - b. William and Diane Kappus, SADC ID#10-0426-PG Block 18, Lot 9.02, Alexandria Township, Hunterdon County, 30.4 Acres
 - c. William and Virginia Hurst, SADC ID #17-0198-PG Block 27, Lot 13, and Block 27, Lot 13.02, Upper Pittsgrove Township, Salem County, 19.40 Net Acres.
 - d. Joanne Rodriguez, SADC ID #17-0200-PG, Block 801, Lot 40.03, Pittsgrove Township, Salem County, 40.32 Net Acres.
 - e. Diane Carol and Paul Charles Duffy, SADC ID #17-0203-PG Block 40, Lot 16.03, Mannington Township, Salem County, 24.80 Acres.
- 3. NonProfit Easement Purchase
 - a. The Gang, Walter & Linda (TLC-NJ) Farm, SADC ID #21-0041-NP, Block 1301, Lot 23.01, Frelinghuysen Township, Warren County, 14.36 Net Acres.

- b. The Gibb, Jeffrey & Michelle (TLC-NJ) Farm, SADC ID #21-0040-NP, Block 48, Lot 72, Washington Township, Warren County, 26.35 Net Acres.
- c. The Jones-Chubb (Lamington Conservancy) Farm, SADC ID #18-0006-NP, Block 37, Lot 4, Bedminster Township, Somerset County, 51.3 Net Acres.
- 4. Direct Easement Purchase
 - a. Joseph Ayars, SADC ID #17-0327-DE, Block 28, Lot 30, Block 29, Lots 4 and 7 and Block 31, Lot 30, Elsinboro Township, Salem County, 102.7 Net Acres.

<u>The motion was unanimously approved.</u> Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.

B. Attorney/Client Matters

None.

ADJOURNMENT

The meeting was adjourned at 11:46 a.m.

Respectfully Submitted,



Susan E. Payne, Executive Director State Agriculture Development Committee

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STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2019R1(1) FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO Warren County for the PURCHASE OF A DEVELOPMENT EASEMENT On the Property of Haydu, Steven C., Joseph D. and Potter, Diana ("Owners") Harmony Township, Warren County

<u>N.J.A.C.</u> 2:76-17 et seq. SADC ID# 21-0609-PG

JANUARY 24, 2019

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.7, Warren County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and
- WHEREAS, on November 28, 2017 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 21, Lots 34.01, 34.03, 34.04, 34.05, 34.06, 34.07 and 34.08 and Block 11.01, Lot 1, Harmony Township, Warren County, totaling approximately 43.5 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Warren County's West Project Area and the Highlands Preservation Area; and
- WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for and limited to one future single family residential unit and to afford future flexibility of uses resulting in approximately 42.5 net acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and
- WHEREAS, the SADC Green Light Approval and Certified Market Value were and this final approval is conditioned on all the lots being consolidated under one common ownership prior to closing; and

- WHEREAS, the SADC Green Light Approval and Certified Market Value were and this final approval is conditioned on all lots being consolidated into one lot simultaneously with or immediately after closing on the easement; and
- WHEREAS, at the time of application, the Property was in wheat 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, the Property has a quality score of 81.29 which exceeds 44, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b), on January 11, 2018 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17.9(a); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.11, on July 26, 2018 the SADC certified a development easement value of \$4,900 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$4,800 per acre based on zoning and environmental regulations in place as of the current valuation date April 2018; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.12, the Owner accepted the County's offer of \$4,900 per acre for the development easement for the Property; and
- WHEREAS, on October 31, 2018 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 <u>N.J.A.C.</u> 2:76-17.14; and
- WHEREAS, pursuant to <u>N.I.A.C.</u> 2:76-17.13, on October 2, 2018, the Harmony Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on October 18, 2018, the Warren County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on October 24, 2018, the County of Warren passed a resolution granting final approval and a commitment of funding for \$1,560 per acre to cover the local cost share; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 43.775 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 43.775 acres):

	Total	Per/acre
SADC	\$146,208.50	(\$3,340/acre)
Warren County	\$ 68,289.00	(\$1,560/acre)
Total Easement Purchase	\$214,497.50	(\$4,900/acre)

- WHEREAS, pursuant to <u>N.I.A.C.</u> 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 <u>N.J.A.C</u>. 2:76-17.14, Warren County is requesting \$146,208.50 in base grant funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

- 1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
- The SADC Green Light Approval and Certified Market Value were and this final approval is conditioned on all the lots being consolidated under one common ownership prior to closing.
- 3. The SADC Green Light Approval and Certified Market Value were and this final approval is conditioned on all lots being consolidated into one lot simultaneously with or immediately after closing on the easement.
- 4. The SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 43.775 net easement acres, at a State cost share of \$3,340 per acre, (68.16% of certified easement value and purchase price), for a total grant of approximately \$146,208.50 pursuant to <u>N.J.A.C.</u> 2:76-6.11 and the conditions contained in (Schedule C).
- 5. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
- 6. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
- 7. Should additional funds be needed due to an increase in acreage and if base grant funding

becomes available the grant may be adjusted to utilize unencumbered base grant funds.

- 8. 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 area of the Property to be preserved outside of any exception areas, adjusted for proposed road rightsof-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
- 9. The SADC shall enter into a Grant Agreement with the County in accordance with <u>N.J.A.C.</u> 2;76-6.18; and
- 10. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
- 11. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
- This action is not effective until the Governor's review period expires pursuant to <u>N.J.S.A</u>. 4:1C-4f.

1/24/2019

Date



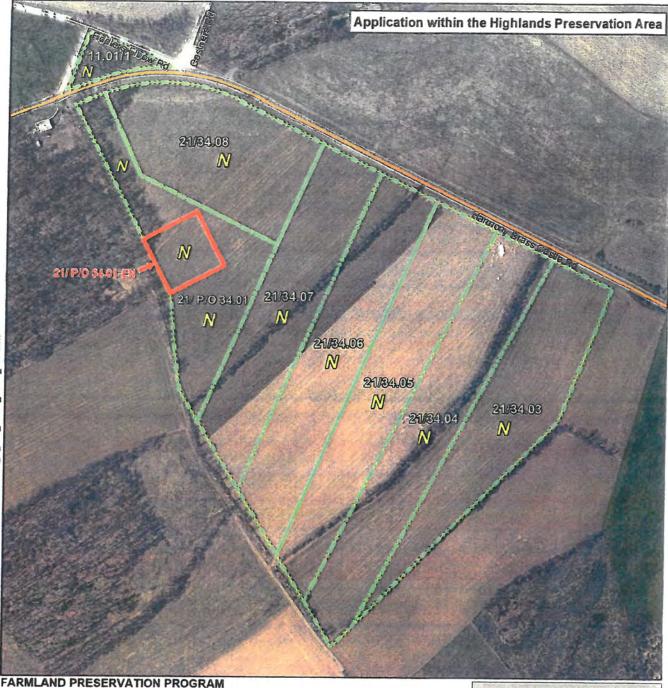
Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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Wetlands



NJ State Agriculture Development Committee

Haydu, Steven C., Joseph D. and Potter, Diana Block 11.01 Lot 1 (0.7 ac); Block 21 Lots P/O 34.01 (4.4 ac); P/O 34.01-EN (non-severable exception - 1.0 ac); 34.03 (6.1 ac); 34.04 (7.0 ac); 34.05 (6.3 ac); 34.06 (6.4 ac); 34.07 (5.9 ac); & 34.08 (5.7 ac) Gross Total = 43.5 ac Harmony Twp., Warren County

250 125 0 250 500 Feet

Sources: NJ Farmland Preservation Program Green Acres Conservation Easement Data NJDEP Wetlands Data NJ Highlands Council Data NJOIT/OGIS 2015 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 geodecic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, refied upon in matters requiring defineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



Schedule A

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

December 18, 2017

Preserved Farms and Active Applications Within Two Miles



Haydu, Steven C., Joseph D. and Potter, Diana Block 11.01 Lot 1 (0.7 ac); Block 21 Lots P/O 34.01 (4.4 ac); P/O 34.01-EN (non-severable exception - 1.0 ac); 34.03 (6.1 ac); 34.04 (7.0 ac); 34.05 (6.3 ac); 34.06 (6.4 ac); 34.07 (5.9 ac); & 34.08 (5.7 ac) Gross Total = 43.5 ac Harmony Twp., Warren County

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

NOTE: The partel 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 Lend Surveyors



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Sources: NJ Farmland Preservation Program Green Acres Conservation Easement Data NJOIT/OGIS 2015 Digital Aerial Image December 18. 2017 SADC County PIG Financial Status Schedule B

Warren County

									Base Grant	srant				CO	Competitive Funds	5		
				SADC		Føderal Gran	Grant	u u u	Fiscal Year 11 Fiscal Year 13 Fiscal Year 17		1,500,000.00 1,000,000.00 1,000,000.00	Maxim Fiscal Year 11 Fiscal Year 13 Fiscal Year 18	Maximum Grant ear 11 ear 13 ear 17 ear 18	3,000,000.00 5,000,000.00 5,000,000.00 2,000,000.00		Fund Balance 0.00 12,398.65 8,476,953.85 7.500.000.00		
SADC ID#	Farm	Acres	Acres	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	-	FY11 Balance FY13 Balance FY17 Balance	FY13 Balance		FY18 Balance
21-0509-PG	Drake at al	108 0870	108 0870	00 945 001	00 CF4 643						3,500,000.00			1		ANIMAN		
21-0506-PG	Drake et al Rowers, Russell	198.0870	198.0870	792,348.00	554,643.60			582,568.00	554,643.60	554,643.60	2,945,356.40							
21-0513-PG	Dirielo. Irma	110000	10000	00,019,115	00.020,081			213,725.00	198,826.50	198,826.50	2,746,529.90							
21-0507-PG	Pruden. Timothy	128.5610	128.3830	513 532 00	359.472.40			00,185,385	260,472,40	294,650.00	2,451,879.90							
21-0516-PG	McConnell	52.5830	52.4220	325,016.40	209,688,00			230 720 00	04-7/4-ACC	04.2.14,805	2,092,407,50							
21-0523-PG	Cooke	48.3860	47.1940	174,617.80	123,648,28	89.686.77	38.747.25	126.834.20	84 931 03	R4 021 03	TA 887 707 1							
21-0527-PG	Czar	95.9220	94.5700	510,678.00	340,452.00	a statement and		348,552.00	340.452.00	340.452.00	1.457.336.47							
21-0534-PG	Beaver Brook/TLCNJ	136.2260	134.0990	533,579,92	373,787,55			386,301,30	372.500.88	372.500.88	1.084 835 50	1 286.87	1 286 87	79 990 1	CF C + F 800 C			
21-0549-PG	Bullock	60.1410	60.1410	234,549,90	164,786.34			42,932,42	42,932.42	42,932.42	1.041.903.17	123.577.38	121.853.92	121.853.92	CC.CI 1,0001.4	A 878 146 08		
21-0541-PG	J&K Smith #1 (Lot 17.02)	49,4570	49.4570	296,742.00	192,882.30							184 782 00	184 782 00	20.000 A01		4,010,140.00		
21-0542-PG	J&K Smith #2 (Lot 17)	50.3840	50.3840	277,112.00	183,901.60						ĺ	101.734.50	183 001 60	183 001 80		4 600 467 40		
21-0546-PG	Cericola #1	174.1860	174.1860	1,079,953.20	696,744.00							786 424 25	00 744 00	00 447 909		0t-70t-ancit		
21-0547-PG	Cericola #2	29.3540	29.3540	168,785.50	110,811.35							110.811.35	110.811.35	110 811 25	\$5.584 PAR'S	3,000,938.48		
21-0566-PG	Kinney Estate	32.4850	32.4500	181,720.00	120,065.00			41,903.17	41,903.17	41.903.17	1.000.000.00	91.703.83	78 161 83	78 161 82		3,010,141.13		
21-0530-PG	JJ Smith North	80.0000	82.4000	379,040.00	260,384.00							260 384 00		20'101'01		00.008,180,0		
21-0558-PG	JJ Smith South	42.3800	43,6500	261,900.00	170,235.00							170.235.00				00-100'104'C		
21-0543-PG	Klimas	197.4750	197.1190	729,340.30	516,451.78							512.734.00	516.451.78	516 451 TR		0.040,040.30		
21-0559-PG	Thompson	34,6210	34.6210	124,635.60	88,629.76						-	95.462.40	88.629.76	88 629 78		37 490 C88 C		
21-0572-PG	RLL Enterprises	47.7350	47.7350	362,786.00	224,354.50							230,441.00	224.354.50	224 354 50	5 748 444 QR	2 848 204 84		
21-0560-PG	Burke & Dinsmore (51.01)	78.735	78.7330	275,565.50	196,832.50							206,000,00	196.832.50	196.832.50		2 440 450 11		
21-0561-PG	Burke & Dinsmore (51.02)	18.106	18,1060	141,226.80	86,908.80							92.448.00	86.908.80	RE GUR RU		2 382 550 24		
21-0570-PG	Race	85.566	85.5660	487,726.20	320,872.50							333,742,50	320,872,50	320.872.50		2 041 677 81		
21-0574-PG	Unangst	84.0410	84.0410	304,648.63	216,405.58							229,149,25	216,405.58	216.405.58	2.709.245 58	1 822 138 85		
21-0568-PG	Barton #1	34.5188	33,9604	152,821.80	100,260.20							100,260,20	100.260.20	100.260.20		1 731 878 45		
21-0564-PG	Barton #2	69.8326	69.8326	335,196.48	228,074.80							228,074,80	228,074.80	228.074.80		1 503 803 65		
21-0565-PG	Barton #3	26.6195	26.6195	154,393.10	101,154.10							103,918.60	101,154,16	101.154.16		1.402.649.49		
21-0557-PG	O'Dowd East	91.7830	91.7830	578,232.90	371,721.15							401,213.25	371.721.15	371.721.15		1.030.928.34		
21-0554-PG	tsey bwod.o	104.7370	104.7370	586,527.20	387,526.90							402,234.40	387,526.90	387,526.90		643,401.44		
21-0553-PG	Bartha	40.5150	40.5150	182,317.50	125,596.50							130,913.00	125,596.50	125,596.50		517,804.94		
54-1900-12	Apple Mountain Recreation Inc	64.3560	64.3560	250,988.40	176,335,44			176,335.44			823,664.56							
54-2000-12	Shandor, Hiddle, West, Spade	104.7000	107.8000	334,180.00	243,628.00			243,628.00			580,036.56							
54-6000-17	Haydu, S & J, and Potter, U	42,5000	43.7750	214,497.50	146,208.50			146,208.50			433,828.06							
21-0605-PG	LaBarre Family LMTD Partnership	97.6300	100.5600	321,792,00	233,299,20			233,299.20			200,528.86							
Closed Encumbered	27 6	2,088.9869	2,083.0055 10,278,987.73 442.5410 1,782,397.90		6,889,147,99	89,686.77	38,717,25											
						Encumber/ Encumber/	Encumber/Expended FY09 Encumber/Expended FY11 Encumber/Expended FY13		•••	1,500,000,00		430,619.00		290,754,44 4,051,576,06	2,709,245.56	517,804.94		
						Encumber/	Encumber/Expended FY17 Encumber/Expended FY18	799,471,14			200,528.86		* 1				5,000,000.00	2.000.000.00
							Total				200.528.86				2 700 245 ER	247 004 04	E 000 000 00	2000000000

Schedule (

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

	Haydu, St	even C., Joseph D., a 21- 0609-PG County PIG Progr	
		43 Acres	
Block 11.01	Lot 1	Harmony Twp.	Warren County

				1.			
Block 21	Lot 34.01	Harmony	Twp.	Warren	County		
Block 21	Lot 34.03	Harmony	Twp.	Warren	County		
Block 21	Lot 34.04	Harmony	Twp.		County		
Block 21	Lot 34.05	Harmony	Twp.		County		
Block 21	Lot 34.06	Harmony		Warren	County		
Block 21	Lot 34.07	Harmony			County		
Block 21	Lot 34.08	Harmony	Twp.		County		
SOILS:		Other		2% *	0	= .00	
		Prime	5	93% *		= 13.95	
		State	wide	58 *	.1	= .50	
					SOI	L SCORE:	14.45
TILLABLE SOILS:		Cropland Harve	sted	93 \$ *	.15	= 13.95	
		Woodlands		78 *	0	= .00	
				TILLAB	LE SOIL	S SCORE:	13.95
FARM USE:	Cash Grains Wheat-Cash G Hay	Frain		26 acres 16 acres 5 acres			

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

- 1. Available funding.
- 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:
 - b. Exceptions:

1st one (1) acres for future dwelling and additional buildings Exception is not to be severed from Premises Exception is to be limited to one future 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
- 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. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

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

GENERAL INFORMATION

151

COUNTY OF Warren Harmony Twp. 2110 APPLICANT Haydu, Steven C., Joseph D., and Potter, Diane

= 13.95 = .50 L SCORE:	
SCORE:	44.40
	14.45
= 13.95	
= .00	
S SCORE:	13.95
16.80	
.54	
.42	
SCORE:	17.76
2	
2	
2	
2	
2	
SCORE:	10.00
20.00	
SCORE:	20.00
SCORE:	2.34
SCORE :	2.79
SCORE:	.00
20	

TOTAL SCORE: 81.29

STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2019R1(2) FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO Hunterdon County for the PURCHASE OF A DEVELOPMENT EASEMENT On the Property of Martin, Timothy & Katharine ("Owners") Holland Township, Hunterdon County

<u>N.J.A.C.</u> 2:76-17 et seq. SADC ID# 10-0422-PG

JANUARY 24, 2018

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Hunterdon County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.7, Hunterdon County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and
- WHEREAS, on January 17, 2018 the SADC received an application for the sale of a development easement from Hunterdon County for the subject farm identified as Block 45, Lot 3, Delaware Township and Block 1, Lot 1, East Amwell Township, Hunterdon County, totaling approximately 36.3 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Hunterdon County's South Project Area; and
- WHEREAS, the Property includes one (1), approximately 1.8 acre non-severable exception area for and limited to one existing and one future single family residential units and to afford future flexibility of uses resulting in approximately 34.5 net acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and
- WHEREAS, the SADC Green Light Approval and Certification of Easement Value were and this Final Approval is conditioned on a proposed +/- 15-foot proposed Right-of-Way to grant access along one of the existing lanes for the maintenance of a private cemetery located on adjacent Lot 7; and

WHEREAS, at the time of application, the Property was 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, the Property has a quality score of 66.31 which exceeds 58, which is 70% of the County's average quality score as determined by the SADC July 27, 2017; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b), on February 8, 2018 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 27, 2018 the SADC certified a development easement value of \$6,300 per acre based on zoning and environmental regulations in place as of the current valuation date May 2018; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.12, the Owner accepted the County's offer of \$6,300 per acre for the development easement for the Property; and
- WHEREAS, on November 27, 2018 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 <u>N.J.A.C</u>. 2:76-17.14; and
- WHEREAS, pursuant to <u>N.J.A.C</u>. 2:76-17.13, on November 12, 2018, the Delaware Township Committee approved the application for the sale of development easement and a funding commitment of \$1,125 per acre; and
- WHEREAS, pursuant to <u>N.J.A.C</u>. 2:76-17.13, on November 8, 2018, the East Amwell Township Committee approved the application for the sale of development easement and a funding commitment of \$1,125 per acre; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on November 8, 2018, the Hunterdon County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on November 20, 2018, the Hunterdon County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$1,125 per acre to cover the local cost share; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 35.7075 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 35.7075 acres):

	Total	Per/acre
SADC	\$144,615.38	(\$4,050/acre)
Hunterdon County	\$ 40,170.95	(\$1,125/acre)
Delaware Township	\$ 37,195.87	(\$1,125/acre on approximately 33.063 acres)
East Amwell Township	\$ 2,975.06	(\$1,125/acre on approximately 2.6445 acres)
Total Easement Purchase	e \$224,957.26	

- WHEREAS, pursuant to <u>N.I.A.C</u>. 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 <u>N.J.A.C.</u> 2:76-17.14, Hunterdon County is requesting \$144,615.38 in competitive grant funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

- 1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
- The SADC grants final approval to provide a cost share grant to Hunterdon County for the purchase of a development easement on the Property, comprising approximately 35.7075 net easement acres, at a State cost share of \$4,050 per acre, (64.28% of certified easement value and purchase price), for a total grant of approximately \$144,615.38 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
- 3. This Final Approval is conditioned upon solidifying the size, location and easement language for a +/- 15-foot proposed Right-of-Way to provide access to adjacent Lot 7.
- 4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
- If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
- Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.

- 7. 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 area of the Property to be preserved outside of any exception areas, adjusted for proposed road rightsof-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
- 8. The SADC shall enter into a Grant Agreement with the County in accordance with <u>N.J.A.C.</u> 2:76-6.18; and
- 9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
- 10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
- 11. This action is not effective until the Governor's review period expires pursuant to <u>N.I.S.A</u>. 4:1C-4f.

Som E. Doge

1/24/2019

Date

Susan E. Payne, Executive Director State Agriculture Development Committee

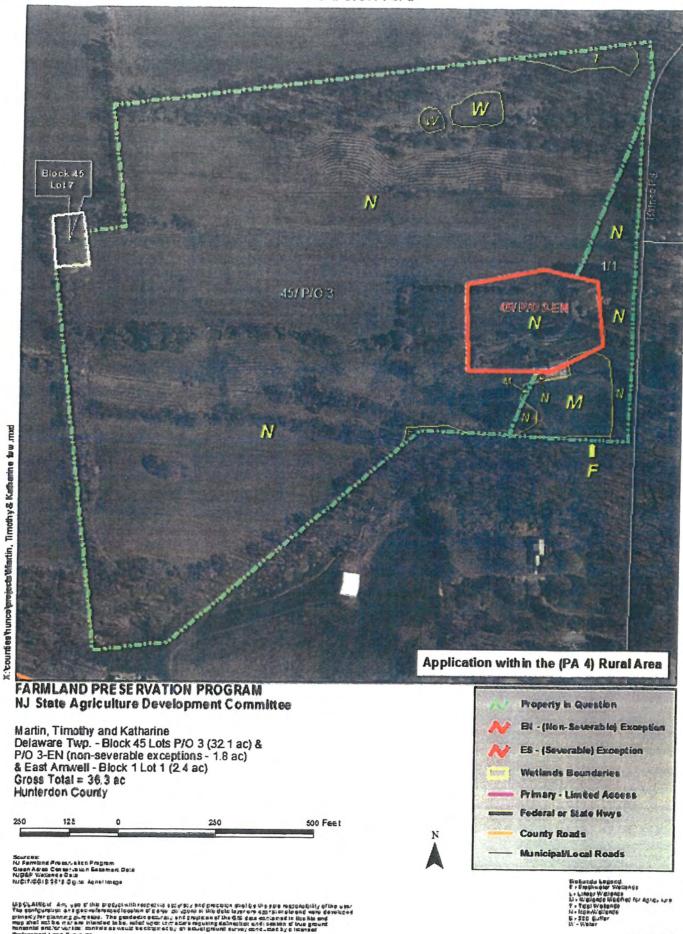
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

S:\Planning Incentive Grant -2007 rules County\Hunterdon\Martin, Timothy & Katharine\Final Approvals\Martin County PIG FA 2018.01.24.docx

Wetlands

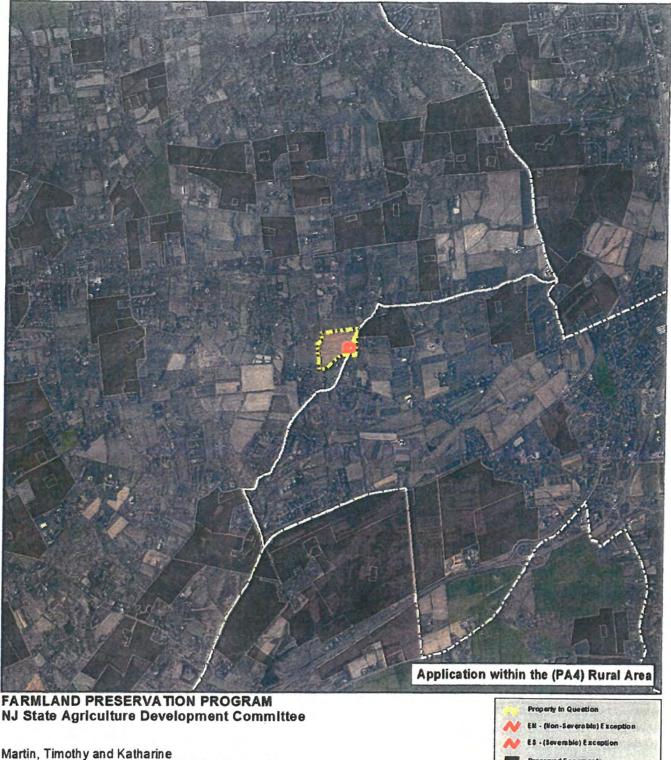
Schedule A



TV D JO

January 27. 2218

Preserved Farms and Active Applications Within Two Miles



Martin, Timothy and Katharine Delaware Twp. - Block 45 Lots P/O 3 (32.1 ac) & P/O 3-EN (non-severable exceptions - 1.8 ac) & East Amwell - Block 1 Lot 1 (2.4 ac) Gross Total = 36.3 ac Hunterdon County

2,000 2.000 1,000 n 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



N

Sources: NJ Farmland Preservation Program Green Apres Conservation Easement Data NJOIT.OGIS 2015 Digital Aar isl Image January 31, 2018 SADC County Pig Financial Status Schedule B

Hunterdon County

										Base	Base Grant				ວິ	Competitive Funds	ds		
					SADC	U	Federal Grant	Frant		Flacel Year 11 Flacel Year 13 Flacel Year 17		1,500,000.00 1,000,000.00 1,000,000.00	Place Flace Flace	Maximum Gran Nacal Year 11 Pacal Year 13 Flacal Year 17 Pacal Year 18	3,000,000,000,00 5,000,000,00 5,000,000,0		Fund Balance 0.00 12,398.65 6,476,983.35 7,500.000.00		
SADC ID!	Tam	Municipality	Actes	Pay Nites	Cost Basis	Cost Share	Federal Grant Federal Grant Encumbered	SADC educal Grant	Encumbered	M	Expended	Balance	Encombered	M	Expanded	FY11 Balance	Expended FY11 Balance FY13 Balance FY17 Balance FY18 Balance	FY17 Balance	FY16 Balan
0.0.0255.PG 0.0.0255.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG 0.0.0215.PG	Robustatiz (jot 1.45) Robustatiz (jot 1.45) Cooper, Linda Cooper, Linda Cooper, Landa Cores, Landa Cores, Lander Katalingen Lot 191,186 Hills Papadan Katalingen Lot 191,186 Hills Papadan Katalingen Lot 191,186 Hills Papadan Katalingen Katan Linc. Scher Konlog Witnah Koon Cala	Freedbury Freedburd Ruthand Ruthand Ruthan Attabury Readburg Attaburd Attaburd Attaburd K. Annwell W. Annwell W. Annwell M. Annwell	43.7990 35.0080 35.0080 47.1070 57.5990 97.5940 90.5500 81.3960 83.5173 783.4022 784.4022 784.4022 784.4022 183.40240 85.0080 85.0080 44.81500 44.81500 44.81500 44.81500 44.815000 44.815000000000000000000000000000000000000	43,7860 43,5260 47,1870 47,1870 47,1870 47,1970 47,1970 83,8710 83,8710 44,4510 44,4510 19,4162 19,4162 19,4162 19,4162 44,4530 44,5530 44,5530 44,5530 44,5530 44,5530 44,5530 44,5530 44,5530 44,5530 44,5530 44,5530 44,5530 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55300 44,55000 44,55000 44,55000 44,55000 44,550000 44,550000000000	656,250,00 117,469,60 217,469,60 217,469,60 442,81 442,819,20 442,819,20 219,497,49 298,1772,00 298,060,00 298,060,00 298,060,00 298,465,50 463,475,50 463,50,50 463,50	140,212,00 140,212,00 140,212,00 140,214,51,15 273,145,15 273,145,15 273,145,15 245,56,12 245,56,12 245,56,12 121,125,25 113,956,40 153,56,12 165,56,12 195,966,40 195,966,40	196,956,00 224,285,10 404,419,50	55,63,95	238,410.00 140,000,000 140,000,000 228,542,542 258,000,185 258,000,185 258,000,185 259,146,000 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 259,146,100 250,146,100 200,100 200,10000000000	39,4912.00 149,032.00 189,032.00 189,544.20 218,544.20 218,544.20 215,729.92 215,729.92 215,750 215,750 215,750 215,750 214,511,14	393,972.00 140,022.00 148,246.50 248,554.20 816,684.20 215,328.82 215,328.82 39,351.40 464,132.75 219,327.50 214,511.14	2,106,085,00 2,396,00 2,175,090,12 2,171,374,92 1,254,690,72 1,039,361,49 2,35,667,40 535,667,24 255,939,34 1,428,20	247.200.00 374,334.28 374,334.28 352,885.60 372,7356.60 378,574.00 978,574.00 978,574.00 172,179.60 172,174.65 202,311.45	236,555.00 374,334.28 70,337.67 70,337.67 70,337.67 121,365.35 961,560,07 961,560,07 150,576,68 150,576,68 150,576,68 150,576,68 150,576,68 150,576,68 150,576,68 150,576,68 150,576,68 150,576,68 150,576,68 150,576,58 150,577,577,577,577,577,577,577,577,577,5	236,455,00 216,455,00 78,767,78,727 78,728,721 86,728,721 86,728,721 86,728,621 961,548,021 963,0526,521	2,763,445,00 2,388,510,72 2,318,153,05 1,965,317,05 1,862,57,47 1,725,296,74 912,011,11	4,801,210,95 4,801,210,95 4,376,874,89	ea eae eae eae eae eae eae eae eae eae	
10-0391-PG 10-0393-PG 10-0395-PG 10-0422-PG 10-0422-PG Closed	Janssen om Premer (na exercice) dynn - A) Janssen Chino Phram (Pascanfold dynn - B) Janssen Chono Phram (Pascanfold dynn - C) Janssen Chono Phram (Pascanfold dynn - D) Martin, Timothy & Kaharine 4	Abeandria Abeandria Abeandria Abeandria Delaware	71.8000 72.3500 71.8000 34.5000 34.5000 36.5000	73.9540 74.5210 73.5240 79.7740 35.7075 35.7075 35.7075 35.7075 35.7075	517,678.00 454,578.10 813,454.00 797,740.00 724,957.25 7132,596,953.81 3,1132,530,95	325,397 60 284,357 95 488,036.40 478,644 00 144,615 39 144,615 39 144,615 39	\$25,660.50 0.00	81,63,155 6,00	11,428.20			4	313,969 40 294,357,95 488,096,40 478,644.00 144,615.38				4,055,502,61	4,810,436,48 4,516,078,53 4,027,982,13 3,404,722,75 3,404,722,75	
							Encamber/Expended FY08 Encumber/Expended FY13 Encumber/Expended FY13 Encumber/Expended FY14 Encumber/Expended FY14	ended FYTS anded FYTS anded FYTS anded FYTS anded FYTS	11,428.20	N.IIS,ME	1,500,000.00 1,000,000.00 744,060.60		STUTION	****	11.251,152	11.110,213	112/11/11 4,055,902.61 3,464,722.15 612/11/11 4,055,802.61 3,464,722.75	3,404,722.75	2,000,000.00

S:\Fiscal\F'^CAL County PIG Funding Status.xlsx

January 24, 2019

Schedule C

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

		Martin, Timothy & Kathan 10- 0422-PG County PIG Program 35 Acres	rine					
Block 45	Lot 3	Delaware Twp.	Hunt	erdon	Count	V		
Block 1	Lot 1	East Amwell Twp.		erdon				
SOILS:		Other	28	0	-	.00		
		Prime	18% *	.15	=	2.70		
		Statewide	80% *	.1	=	8.00		
					SOIL	SCORE :	10.70	
TILLABLE SOILS:		Cropland Harvested	72 \$ 7	.15	=	10.80		
		Other	13 .	0	-	.00		
		Wetlands	18 .	Q	-	.00		
		Woodlands	26% .	0	=	. 00		
			TIL	LABLE	SOILS	SCORE :	10.80	
FARM USE :	Bay		25 ac	res				

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.
- 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:
 - b. Exceptions:

lst (1.8) acres for For future flexibility Exception is not to be severed from Premises Exception is to be limited to one existing single family residential unit(s) and one future 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. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2019R1(3) FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO Morris County for the PURCHASE OF A DEVELOPMENT EASEMENT On the Property of Williams, Donald, Douglas, Dorothy, Marie ("Owners") Mount Olive Township, Morris County

<u>N.J.A.C.</u> 2:76-17 et seq. SADC ID# 14-0129-PG

January 24, 2019

- WHEREAS, on May 22, 2014, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Morris County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.7, Morris County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and
- WHEREAS, on February 17, 2017 the SADC received an application for the sale of a development easement from Morris County for the subject farm identified as Block 5002, Lot 10, Mount Olive Township, Morris County, totaling approximately 40.82 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Morris County's West Project Area and in the Highlands Preservation Area; and
- WHEREAS, the Property includes one (1), approximately two acre non-severable exception area for and limited to 1 future single family residential unit resulting in approximately 38.82 net acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in wheat and corn production; and

WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

- WHEREAS, the Property has a quality score of 58.73 which exceeds 46, which is 70% of the County's average quality score as determined by the SADC on July 28, 2016; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b), on August 2, 2017 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17.9(a); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.11, on March 22, 2018 the SADC certified a development easement value of \$27,000 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$1,000 per acre based on zoning and environmental regulations in place as of the current valuation date of September 30, 2017; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.12, the Owner accepted the County's offer of \$30,900 per acre for the development easement for the Property which is (higher than the certified easement, but not higher than the highest appraised value of \$30,900); and
- WHEREAS, on December 17, 2018 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 <u>N.J.A.C.</u> 2:76-17.14; and
- WHEREAS, pursuant to <u>N.I.A.C.</u> 2:76-17.13, on August 21, 2018, the Mount Olive Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on December 13, 2018, the Morris County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on November 19, 2018, the County of Morris passed a resolution granting final approval and a commitment of funding for \$14,700 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 38.82 acres):

Total	<u>Per/acre</u>
SADC \$628,884	(\$16,200/acre) based on certified value of \$27,000/acre
Morris County \$570,654	(\$14,700/acre) based on county offer of \$30,900/acre
Total Easement Purchase \$1,199,538	(\$30,900/acre)

WHEREAS, pursuant to <u>N.J.A.C</u>. 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, Morris County is requesting \$303,340 in base grant and \$325,544 in competitive grant funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

- 1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
- 2. The SADC grants final approval to provide a cost share grant to Morris County for the purchase of a development easement on the Property, comprising approximately 38.82 net easement acres, at a State cost share of \$16,200 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$628,884 pursuant to <u>N.J.A.C.</u> 2:76-6.11 and the conditions contained in (Schedule C).
- 3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
- 4. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
- 5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
- 6. 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 area of the Property to be preserved outside of any exception areas, adjusted for proposed road rightsof-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
- The SADC shall enter into a Grant Agreement with the County in accordance with <u>N.J.A.C.</u> 2:76-6.18; and
- 8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
- This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
- This action is not effective until the Governor's review period expires pursuant to <u>N.J.S.A</u>. 4:1C-4f.

1/24/2019

Date

Son P. Doge

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

S:\Planning Incentive Grant -2007 rules County\Morris\Williams, Donald, Douglas, Dorothy & Marie\Final Approvals\County PIG FA 2018.docx

Wetlands

ScheduleA



1,000 Feet

Williams, Donald, Douglas, Dorothy and Marie Block 5002 Lots P/O 10 (38.8 ac) & P/O 10-EN (non-severable exception – 2.0 ac) Gross Total = 40.8 Ac. Mt. Olive Twp. Morris County

500 250 500

Sources: NJ Farmland Proservation Program Green Acres Censervation Ecosmon Data NJDEP Wattands Data NJ Highlands Cennel Data NJDT/SOUB 2015 Digital Acriel Image

DISCLAIMER: Any use of this product with receptor to accuracy and precision shall be the sole responsibility of the user The configuration and geo-relevanced location of percel polygons in this size layer are approximation and ware developed primarily for planning expression. The geodecic securacy and precision of the GB data centained in the life and map shall not be, nor are intended to be, relied upon is matters requiring defineation and location of true ground horizontal and/or varical controls as would be ablained by an actual ground survey conducted by a loomsed Probagational Land Europer

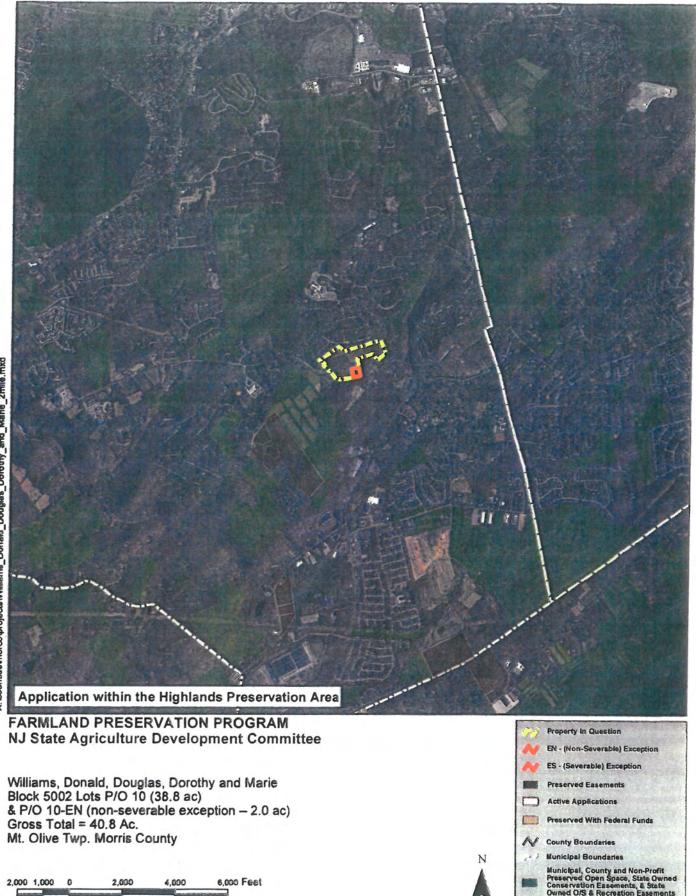


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Preserved Farms and Active Applications Within Two Miles



NOTE: The parcel location and bounderies shown on bits map are appreximatio and should not be construed to be a fand survey as defined by the New Jenery Beard of Professional Engineers and Land Burveyors Sources: NJ Familiated Preservation Program Green Acres Conservation Essensent Date NJOHT/OBIE 2015 Digital Aerial Image

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SADC County Pig Financial Statu Schedule B

Morris County

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January 24, 2019

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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

	Williams,	Donald, Douglas, 14- 0129-PG County PIG Prog 39 Acres		Marie		
Block 5002	Lot 20	Mount Olive Twp	. Morris	County		
SOILS:		Other	18% *	0 =	.00	
		Prime	60% *	.15 =	9,00	
		Statewide	228 *	11 =	2.20	
				SOIL	SCORE :	11.20
TILLABLE SOILS		Cropland Harvested	54 % *	.15 =	8.10	
		Wetlands	13 % *	0 =	.00	
		Woodlands	33% *	0 =	.00	
			TILLAR	LE SOILS	SCORE :	8.10
FARM USE :	Corn-Cash G Wheat-Cash	*(# *C);	7 acres 31 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.
- 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:
 - b. Exceptions:
 - lst two (2) acres for Future dwelling Exception is not to be severed from Premises Exception is to be limited to one future 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
- 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. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2019R1(4) FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO Salem County for the PURCHASE OF A DEVELOPMENT EASEMENT On the Property of Moore, John J. & Lori A. ("Owners") Mannington Township, Salem County

<u>N.J.A.C.</u> 2:76-17 et seq. SADC ID#17-0194-PG

January 24, 2019

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Salem County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.7, Salem County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and
- WHEREAS, on December 5, 2017, the SADC received an application for the sale of a development easement from Salem County for the subject farm identified as Block 3, Lot 9, Mannington Township, Salem County, totaling approximately 67.4 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Salem County's #2 Project Area; and
- WHEREAS, the Property includes one (1), approximately 3 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 64.4 net acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application, the Property was in corn, soybean, and vegetable production; and
- WHEREAS, the Owners read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and
- WHEREAS, the Property has a quality score of 67.22 which exceeds 47, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b), on January 4, 2018, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17.9(a); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.11, on September 27, 2018, the SADC certified a development easement value of \$5,200 per acre based on zoning and environmental regulations in place as of the current valuation date June 22, 2018; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.12, the Owner accepted the County's offer of \$5,200 per acre for the development easement for the Property; and
- WHEREAS, on October 2, 2018, 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 <u>N.J.A.C.</u> 2:76-17.14; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13, on October 22, 2018, the Mannington Township Committee approved the application for the sale of development easement but is not participating financially in the easement purchase; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on October 24, 2018, the Salem County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on October 17, 2018, the County of Salem passed a resolution granting final approval and a commitment of funding for \$1,700 per acre to cover the local cost share, and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 66.33 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 66.33 acres):

	Total	Per/acre
SADC	\$232,155	(\$3,500/acre)
Salem County	\$112,761	(\$1,700/acre)
Total Easement Pure	chase \$344,916	(\$5,200/acre)

- WHEREAS, pursuant to <u>N.I.A.C.</u> 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 <u>N.J.A.C</u>. 2:76-17.14, Salem County is requesting \$232,155 in competitive grant funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and

consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

- 1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
- 2. The SADC grants final approval to provide a cost share grant to Salem County for the purchase of a development easement on the Property, comprising approximately 66.33 net easement acres, at a State cost share of \$3,500 per acre, (67.31% of certified easement value and purchase price), for a total grant of approximately \$232,155 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
- 3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
- If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
- Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
- 6. 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 area of the Property to be preserved outside of any exception areas, adjusted for proposed road rightsof-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
- 7. The SADC shall enter into a Grant Agreement with the County in accordance with <u>N.J.A.C.</u> 2:76-6.18; and
- 8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
- This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
- This action is not effective until the Governor's review period expires pursuant to <u>N.J.S.A</u>. 4:1C-4f.

1/24/2019

Sm E. Dog

Susan E. Payne, Executive Director State Agriculture Development Committee

Date

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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Wetlands

Schedul A



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 geodectic accuracy and precision of the GIS data contained in this file and map shall not be, not 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

December 20, 2017





Preserved Farms and Active Applications Within Two Miles

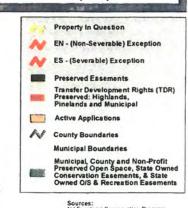
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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Moore, John J. and Lori A. Block 3 Lots P/O 9 (64.4 ac) P/O 9-EN (non-severable exception - 3.0 ac) Gross Total = 67.4 ac Mannington Twp., Salem County

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

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



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Sources: NJ Farmland Preservation Program Green Acres Conservation Easement Data NJOIT/OGIS 2015 Digital Aerial Image December 20, 2017

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SADC County Pig Financial Status Schedule B

Salem County

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	Federal Grant	Total	L BOOK OF ON THE PARTY I					AC'767'065									271.834.02		147.180.40			470,637.08	163,942.34		360,289,00		314,711.50	259,125,00				954,125.50	Encember/Expended PT0	Encumber/Expended FW1	EncumberExpended FY17	Encumberficto
	C	Cost	Alleno	1,080,857.45	228,361.54	143,043.75	101,853.05	55 167 151	208.272.35	83,947,50	73,243,64	123,292.50	105,754.45	144,910.35	94,850.70	144,442.70	228,189.98	172,120.50	75,319.00	165.708.00	114.808.82	368,134,69	159,681.16	148,682.75	204,771,00	94,257.00	294,569.48	259,125.00	232,155.00	374,214,00		06.000,512,1	-			
	SADC	Cost	aread a	1,587,937.10	364,352,12	217,426,50	756 747 10	246.661.70	311,680.30	117,526,50	97,969.20	172,609.50	165,639.50	214,215,30	137,686.50	235,277,80	500.024.00	254,439,00	222,499,40	248 562.00	159.168.70	858,771.77	323,623,50	224,042.50	585,060.00	150,811,20	609,280,98	518,250.00	344,916.00	P00'112.00		2,972,618,88				
		hed		313.3210	51.3172	38.1450	0120.021	31.2230	58.25.80	33.5790	46.6520	49,3170	25,4830	42.0030	30.5970	29.7820	89,2900	49.8900	65,4410	46.0300	48.2390	196.6110	81.9300	40.7350	97.5100	20.9460	83.9230	52.8200	0023300	0079 AJ		479.4880 2				
	*			313.4310	51.3530	38,4830	149 7460	31.2230	56.2580	33.5790	46.6520	49.3170	25.4830	42.0030	30,5870	29.7820	89,2900	0069'69	65.4410	46.0300	48.2390	198.0900	92.9240	40.7350	97.5100	20.9460	83.9230	0005.09	0004.4000	none-11	A RAN AND					
		Municipality		Pittagrove	Alloway	Manufacture M	Mannington	Pittsgrove	Upper Pittagrove	Quinton	Etsinboro	Quinton	Upper Pittsgrove	Upper Pittsgrove	Upper Pittsgrove	Pittsgrove	Upper Pittsgrove	Mannington	Upper Pitts grove/Pitts grove	Upper Pittsgrove/Pilesgrove	Upper Pittsgrove	Mannington	Quinton	Upper Pittsgrove	Plesprove	Upper Prtsgrove	avoidser	Huminoton	I Income Differences	BAALRons & BAAAA						
		fem		Greco	Presbge World Wide	Mahonev	Moore	Dubois Props., LLC	Brown	Fogg. Harris, Alleri	Eckert, Hebert & Rowena	Harris	Basile	Davis, Betty	Bishop, Kevin & Jessica	DuBols, Christian	Narrell, Robert T. & George K.	Sloat, Edward W. & Robert K.	Brooks, Michael N.	Moffett, James E. & Patricia M.	Brown, Steven R. & TrincBry G.	Catalano, Joanne J.	E&A Farms (Williams)	Tice, Barry and Joanne	Sorbello, Frank & Thomas	Variation is a standard	Mary, Learning J. Sr. (E.G.U.F.arm)	Moore John I. & Loci A	Merhan Richard H (Lot 4)	In some is a sublimate to contract	21	2				
		SADC IDI		17-0123-PG	17-0122-06	17-0125-PG	17-0110-PG	54-ME10-11	17-0127-PG	17-0135-PG	17-0124-PG	17-0133-PG	17-0146-PG	17-0151-PG	17-0157-PG	17-0163-PG	17-0161-PG	17-0164-PG	17-0166-PG	17-0165-PG	17-0160-PG	17-0168-PG	17-0169-PG	1-0182-PG	948/10-/1	040810-1	CTONNE DC	1-0194-PC	7-0195-PG		Closed	Encumbered				

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January 24, 2019

Schedule C

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

		Mocre John J. & Lori 17- 0194-PG County PIG Program 64 Acres					
Block 3	Lot 9	Mannington Twp.	Salem	Count	У		
SOILS:		Prime	98 *			1.35	
		Statewide	918 *	.1	=	9.10	
				5	SOIL S	CORE :	10.45
TILLABLE SOILS:		Cropland Harvested	978 +	.15	÷	14.55	
		Woodlands	38 *	Ø	-	.00	
			TILLA	BLE S	DILS S	SCORE :	14.55
FARM USE:	1	Cash Grain Ther Equine	20 acres 29 acres 3 acres 4 acres	5			

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.
- 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:
 - b. Exceptions:
 - 1st three (3) acres for Future Single Family Residence Exception is not to be severed from Premises Exception is to be limited to one future 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. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2019R1(5) FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO Salem County for the PURCHASE OF A DEVELOPMENT EASEMENT On the Property of Melchert, Richard H. (Lot 4) ("Owner") Upper Pittsgrove Township, Salem County

<u>N.J.A.C.</u> 2:76-17 et seq. SADC ID#17-0195-PG

January 24, 2019

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Salem 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, Salem County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and
- WHEREAS, on December 12, 2017, the SADC received an application for the sale of a development easement from Salem County for the subject farm identified as Block 76, Lot 4 and 4.02, Upper Pittsgrove Township, Salem County, totaling approximately 77.3 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Salem County's #1 Project Area; and
- WHEREAS, the Property includes zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application, the Property was in vegetable and corn production; and
- WHEREAS, the Owner read and signed SADC Guidance Documents regarding, Exceptions, Division of the Premises, and Non-Agricultural Uses; and
- WHEREAS, the Property has a quality score of 76.14 which exceeds 47, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b), on February 2, 2018, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17.9(a); and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.11, on September 27, 2018, the SADC certified a development easement value of \$7,600 per acre based on zoning and environmental regulations in place as of the current valuation date June 22, 2018; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.12, the Owner accepted the County's offer of \$7,600 per acre for the development easement for the Property; and
- WHEREAS, on October 2, 2018, 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 <u>N.J.A.C.</u> 2:76-17.14; and
- WHEREAS, pursuant to <u>N.J.A.C</u>. 2:76-17.13, on October 9, 2018, the Upper Pittsgrove Township Committee approved the application for the sale of development easement; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on October 24, 2018, the Salem County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on October 17, 2018, the County of Salem passed a resolution granting final approval and a commitment of funding for \$2,900 per acre to cover the local cost share; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 79.62 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 79.62 acres):

	Total	Per/acre
SADC	\$374,214	(\$4,700/acre)
Salem County	\$230,898	(\$2,900/acre)
Total Easement Purchase	\$605,112	(\$7,600/acre)

- WHEREAS, pursuant to <u>N.J.A.C.</u> 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 <u>N.J.A.C.</u> 2:76-17.14, Salem County is requesting \$374,214 in competitive grant funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

- 1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
- The SADC grants final approval to provide a cost share grant to Salem County for the purchase of a development easement on the Property, comprising approximately 79.62 net easement acres, at a State cost share of \$4,700 per acre, (61.84% of certified easement value and purchase price), for a total grant of approximately \$374,214 pursuant to <u>N.J.A.C.</u> 2:76-6.11 and the conditions contained in (Schedule C).
- 3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
- 4. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
- 5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
- 6. 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 area of the Property to be preserved outside of any exception areas, adjusted for proposed road rightsof-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
- The SADC shall enter into a Grant Agreement with the County in accordance with <u>N.J.A.C.</u> 2:76-6.18; and
- 8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
- 9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
- This action is not effective until the Governor's review period expires pursuant to <u>N.J.S.A</u>. 4:1C-4f.

1/24/2019

SmE

Susan E. Payne, Executive Director State Agriculture Development Committee

Date

VOTE WAS RECORDED AS FOLLOWS:

YES
YES
ABSENT
ABSENT
ABSENT
ABSENT
YES

S:\Planning Incentive Grant -2007 rules County\Salem\Melchert, Richard H. (Lot 4)\Final Approvals\Melchert, Richard H. (Lot 4) Final Approval.docx

Schedul A : Gamson Hd N M 7674 N 76/4.02 N 6-31

Wetlands

Application within the (PA 4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Melchert, Richard H. (Lot 4) Block 76 Lots 4 (29.0 ac) & 4.02 (48.3 ac) Gross Total = 77.3 ac Upper Pittsgrove Twp., Salem County

0 1,000 Feet 500 500 250

Sources: NJ Farmiand Preservation Program Green Acres Conservation Easement Data NJDEP Wetlands Data NJOIT/OGIS 2015 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 percel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, resed 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 Primary - Limited Access Federal or State Hwys = **County Roads** Municipal/Local Roads Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements and states Wetlands Legend: F - Freshwater Wetlands L - Linear Wetlands M - Wetlands Modified for Agriculture T - Tidal Wetlands N - Non-Wetlands B - 300° Buttler W - Water

N

January 25, 2018

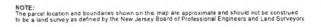


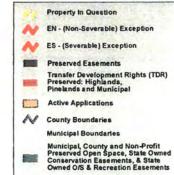




Melchert, Richard H. (Lot 4) Block 76 Lots 4 (29.0 ac) & 4.02 (48.3 ac) Gross Total = 77.3 ac Upper Pittsgrove Twp., Salem County

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





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

January 25, 2018

;ADC County Pig Financial Status	Schedule B	

Salem County

T	
SADC	
Pay Cost Cost Total SADC Acree Basis Share Federal Grant Federal Grant	Cost Cost Basks Share
1	10 1 547 917 10
364,352.12	364,352.12
217,426,50	217,426,50
152,062.30	152,062.30
149.7460 756.217.30 512,650.05	756217.30
311,680,30	311,680,30
117,526.50	117,526.50
97,969.20	97,969.20
172,609.50	172,609.50
165,639.50	165,639.50
214,215,30 1	214,215,30 1
137,686.50	137,686.50
007117007	00117007
59.7951,252 00,424,00 225,000 005265	500,024,00
UT 907 007 007	UN 008 666
248,562.00	248,562.00
48.2390 159,188.70 114,808.82	159,188.70
196.6110 858,771.77 368,134.69	858,771.77
323,623.50	323,623.50
224,042.50	224,042.50
585,060.00	585,060.00
150,811.20	150,811,20
609,280.98	609,280.98
518,250.00	518,250.00
344,916.00	344,916.00
79,6200 605,112.00 374,214.00	605,112.00
1,458,0412 7,419,223,79 4,535,077,66	87.822,81A,T
479,4880 2,572,618,88 1,573,900.30	2,972,618.85

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January 24, 2019

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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

	Melo	17- County	ichard H. 0195-PG PIG Progr 7 Acres		4)					
Block 76	Lot 4	Upper	Pittsgrove	Twp.	Sal	em	Coun	ty		
Block 76	Lot 4.02	Upper	Pittsgrove	Twp.	Sal	em	Coun	ty		
SOILS:		Ot	her		38		0		. 00	
		Pr	ime		82%	•	.15		12.30	
		St	atewide		15%	*	.1	=	1,50	
								SOIL	SCORE :	13.80
TILLABLE SOILS:		Cropland Ha:	rvested		941	•	.15	=	14.10	
4000 C 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Other			3 1	÷.,	0	=	.00	
		Wetlands			3 %	\mathbf{x}_{i}	O		.00	
					TI	LLA	BLE	SOILS	SCORE :	14.10
FARM USE :	Corn-Cash Gr Vegtable & M				30 a 10 a		-			

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.
- 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:
 - b. Exceptions: No Exceptions Requested
 - 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. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.

Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2019R1(6) FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO Salem County for the PURCHASE OF A DEVELOPMENT EASEMENT On the Property of Harris, Howard Grant & Elizabeth ("Owners") Pilesgrove Township, Salem County

<u>N.J.A.C.</u> 2:76-17 et seq. SADC ID#17-0186-PG

January 24, 2018

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Salem 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, Salem County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and
- WHEREAS, on July 20, 2017, the SADC received an application for the sale of a development easement from Salem County for the subject farm identified as Block 25, Lot 1.09, Pilesgrove Township, Salem County, totaling approximately 196 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Salem County's Project Area #3; and

- WHEREAS, the Property includes one (1), approximately 115.5 acre severable conservation exception area that has been preserved through the Natural Resource Conservation Service (NRCS) under the Grassland Reserve Easement (GRE) Program and limited to zero (0) future residential opportunity resulting in approximately 80.5 net acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes, zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application, the Property was in corn, hay, and beef cattle production; and
- WHEREAS, the Owners read and signed SADC Guidance Documents regarding ALE Grants, Exceptions, Division of the Premises, and Non-Agricultural Uses; and
- WHEREAS, the Property has a quality score of 68.54 which exceeds 47, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b), on January 11, 2018, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17.9(a); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.11, on September 27, 2018, the SADC certified a development easement value of \$6,250 per acre based on zoning and environmental regulations in place as of the current valuation date June 22, 2018; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.12, the Owner accepted the County's offer of \$6,250 per acre for the development easement for the Property; and
- WHEREAS, a parcel application was submitted by the New Jersey Conservation Foundation (NJCF) to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS), Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and
- WHEREAS, the NRCS has determined that the Property and Landowner qualified for ALE grant funds; and
- WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including no future division of the premises and a 5.33% maximum impervious coverage restriction (approximately 4.29 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the ALE program at this time; and
- WHEREAS, at this time the ALE approved current easement value has not been finalized, therefore, the estimated ALE grant of \$3,125 per acre (50% of \$6,250) or approximately \$251,562.50 in total ALE funds will be utilized; and
- WHEREAS, should alternate ALE funding or other federal funding become available from other funding years or through other qualified entities such as the SADC, a Nonprofit organization, or County it may be utilized if such funding benefits the easement acquisition and/or the successful use of ALE funding; and
- WHEREAS, due to a shortage of available funds this final approval is conditioned upon ALE funding in an amount sufficient enough to cover the County and Township's cost share and any remaining funds will be used to offset the SADC grant needs; and
- WHEREAS, on October 2, 2018, 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 <u>N.J.A.C.</u> 2:76-17.14; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13, on November 13, 2018, the Pilesgrove Township Committee approved the application for the sale of development easement but is not participating financially in the easement purchase due to the anticipated receipt of the ALE funds; and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on October 24, 2018, the Salem County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on November 7, 2018, the County of Salem passed a resolution granting final approval, but is not participating financially in the easement purchase due to the anticipated receipt of ALE funds; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 82.92 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 82.92 acres):

	Total	Per/acre
SADC	\$333,753.00	(\$4,025/acre)
Salem County	\$ 92,248.50	(\$1,112.50/acre)
Pilesgrove Township	\$ 92,248.50	(\$1,112.50/acre)
Total Easement Purchas	se \$518,250.00	(\$6,250/acre)

Estimated Cost share breakdown if the \$259,125 ALE Grant is finalized and applied:

SADC	<u>Total</u> \$333,753.00	<u>ALE \$</u> \$74,628.00	<u>New Cost Share</u> \$259,125	Per/acre
Salem County	\$ 92,248.50	\$92,248.50		(\$3,125/acre)
			\$0	
Pilesgrove Township	\$ 92,248.50	\$92,248.50	\$0	
ALE Grant			\$259,125	(\$3,125/acre)
TOTAL	\$518,250	\$259,125	\$518,250	(\$6,250/acre)

WHEREAS, pursuant to <u>N.I.A.C.</u> 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 <u>N.J.A.C.</u> 2:76-17.14, Salem County is requesting \$259,125 in competitive grant funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

- 1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
- 2. The SADC grants final approval to provide a cost share grant to Salem County for the purchase of a development easement on the Property, comprising approximately 82.92 net easement acres, at a State cost share of \$3,125 per acre, (50% of certified easement value and

purchase price), for a total grant of approximately \$259,125 pursuant to <u>N.J.A.C.</u> 2:76-6.11 and the conditions contained in (Schedule C).

- 3. This approval is conditioned upon receipt of ALE funds sufficient enough to cover the Township and County's cost share or in absence of ALE funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the Township's and County's cost share.
- 4. If ALE funding is secured and approved for use by the SADC, said funding will first be used to reduce the county and municipal cost share and then, with the remaining funds (estimated \$74,628), reduce the SADC's cost share. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
 - If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
 - 6. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
 - 7. 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 area of the Property to be preserved outside of any exception areas, adjusted for proposed road rightsof-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
 - 8. The SADC shall enter into a Grant Agreement with the County in accordance with <u>N.J.A.C.</u> 2:76-6.18; and
 - 9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
- 10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
- This action is not effective until the Governor's review period expires pursuant to <u>N.J.S.A.</u> 4:1C-4f.

1/24/2019

Sm E. Dog

Susan E. Payne, Executive Director State Agriculture Development Committee

Date

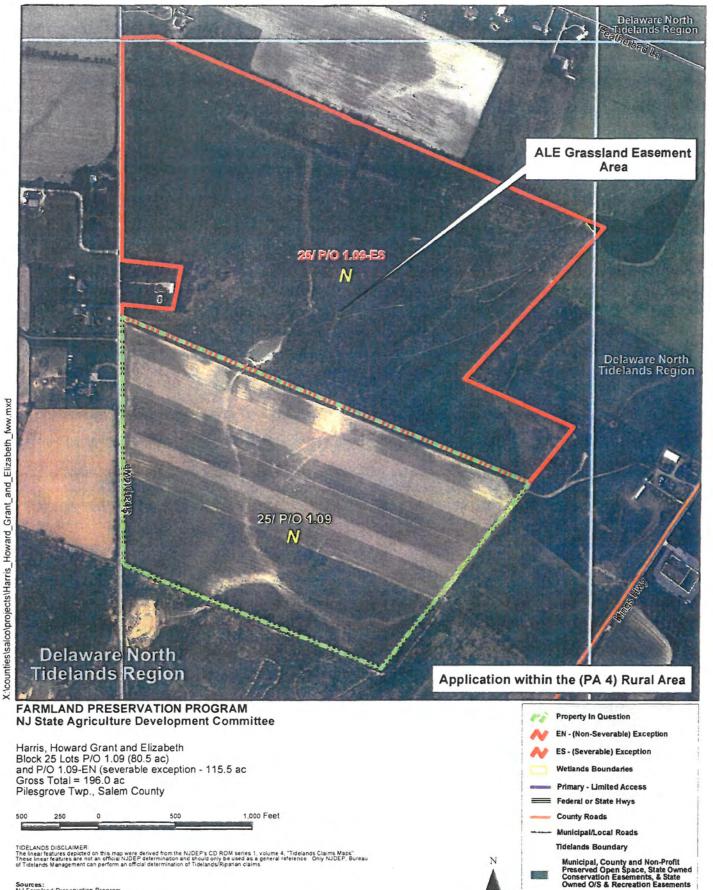
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

S:\Planning Incentive Grant -2007 rules County\Salem\Harris, Howard Grant & Elizabeth\Final Approvals\Harris, Howard Grant & Elizabeth Final pproval.docx

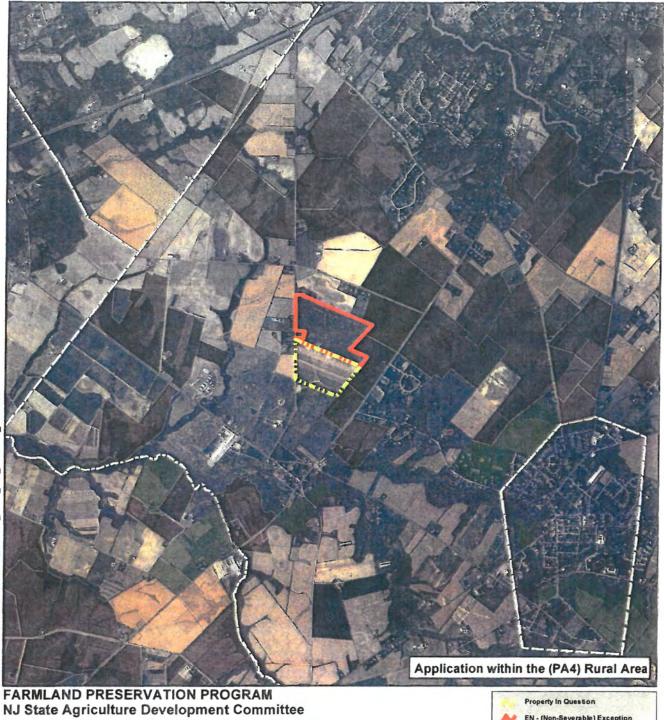
Wetlands

Schedule A



Sources: NJ Farmland Preservation Program Green Acres Conservation Easement Data NJDEP Wetlands Data NJOIT/OGIS 2015 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 geodects 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 defineation and location of thus 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 - Trial Wetlands N - 300² Buffer W - Water November 29, 2017



Preserved Farms and Active Applications Within Two Miles

X: counties la alco projects Marris_Howard_Grant_and_Elizabeth_2mile.mxd

Harris, Howard Grant and Elizabeth Block 25 Lots P/O 1.09 (80.5 ac) and P/O 1.09-EN (severable exception - 115.5 ac Gross Total = 196.0 ac Pilesgrove Twp., Salem County

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

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



Sources: NJ Farmland Preservation Program Green Acres Conservation Essement Data NJOIT/OGIS 2015 Digital Aerial Image November 30, 2017

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		SADC IDS	SP4.2810.711 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.7111 SP4.2810.71111 SP4.2810.71111 SP4.2810.71111 SP4.2810.7111110.7111110.711110.711110.711110.711110.711110.711110.711110.711110.711110.711110.71110.71110.71110.71110.71110.71110.71110.71110.71110.71110.	Closed Encumbered	

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January 24, 2019

Schedule C.

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

> Harris, Howard Grant & Elizabeth 17- 0186-PG County PIG Program 81 Acres

Block 25	Lot 1.09	Pil	esgrove Twp.	Sa	lem	Cour	nty		
SOILS:			Prime	98.5%	•	.15		14.78	
			Statewide	1.5%		. 2	#	.15	
							SOIL	SCORE :	14.93
TILLABLE SOILS:		Cropland	Harvested	100%	*	.15	Ξ	15.00	
				TI	LLA	BLE	SOILS	SCORE :	15.00
FARM USE :	Corn-Cash Gra	in			acre				
	Hay Beef Cattle F)	eedlots			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.
- 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:
 - b. Exceptions:
 - 1st (115.5) acres for ACEP Grasslands Conservation Easement Exception is severable Exception is to be limited to zero existing single family residential unit(s) and zero future 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
- 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. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.

Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2019R1(7) FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO Holland Township for the PURCHASE OF A DEVELOPMENT EASEMENT On the Property of Rolph, Barbara J. (Maple Lane) ("Owner") Holland Township, Hunterdon County

. . .

<u>N.J.A.C.</u> 2:76-17A. et seq. SADC ID# 10-0411-PG

JANUARY 24, 2019

- WHEREAS, on December 15, 2007, pursuant to <u>N.J.A.C.</u> 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Holland Township, Hunterdon County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Holland Township received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and
- WHEREAS, on April 20, 2017 the SADC received an application for the sale of a development easement from Hunterdon County for the subject farm identified as Block 17, Lot 19, Holland Township, Hunterdon County, totaling approximately 106 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, Hunterdon County and Holland Township staff coordinated in the transfer of the application from the County Planning Incentive Grant program to the Municipal PIG program and on November 2, 2018 the SADC received notice from the Township requesting the transfer to the Municipal PIG program; and
- WHEREAS, the targeted Property is located in Holland Township's Bunn Valley Project Area and the Highlands Planning Area; and
- WHEREAS, the Property includes two (2), approximately 5 acre severable exception areas, each for and limited to one (1) future single family residential unit and one (1), approximately 5 acre nonseverable exception area for and limited to one (1) existing single family residence and to afford future flexibility of uses resulting in approximately 91 net acres to be preserved; and

- WHEREAS, the portion of the Property outside the exception area zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application, the Property was in hay production; and
- WHEREAS, the Owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9A(b) on March 16, 2018 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17A.9(a); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.11, on October 25, 2018 the SADC certified a development easement value of \$4,100 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$2,400 per acre based on zoning and environmental regulations in place as of the current valuation date May, 2018; and
- WHEREAS, the Owner accepted the Township's offer of \$4,100 per acre for the development easement for the Property; and
- WHEREAS, pursuant to <u>N.J.A.C</u>. 2:76-17.13, on November 20, 2018, the Holland Township Committee approved the application for the sale of development easement and a funding commitment of \$620 per acre; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on December 13, 2018, the Hunterdon County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on January 15, 2019, the County of Hunterdon passed a resolution granting final approval and a commitment of funding for \$620 per acre to cover the local cost share; and
- WHEREAS, the estimated cost share breakdown is as follows (based on approximately 91 net easement acres):

	Total	Per/acre
SADC	\$260,260	(\$2,860/acre)
Hunterdon County	\$ 56,420	(\$ 620/acre)
Holland Township	\$ 56,420	(\$ 620/acre)
Total Easement Purcha	ase \$373,100	(\$4,100 / acre)

WHEREAS, Holland Township is requesting \$4,100 per acre or approximately \$260,260 and sufficient funds are available (Schedule B); and

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

- 1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
- 2. The SADC grants final approval to provide a cost share grant to Holland Township for the purchase of a development easement on the Property, comprising approximately 91 net easement acres, at a State cost share of \$2,860 per acre, (69.76% of certified easement value and purchase price), for a total grant of approximately \$260,260 pursuant to <u>N.J.A.C.</u> 2:76-6.11 and the conditions contained in (Schedule C).
- 3. Should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds.
- The SADC will be providing its grant directly to Hunterdon County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to <u>N.J.A.C.</u> 2:76-6.18, 6.18(a) and 6.18(b).
- 5. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
- 6. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
- This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
- 8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019

- E.

Date

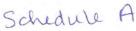
Susan E. Payne, Executive Director State Agriculture Development Committee

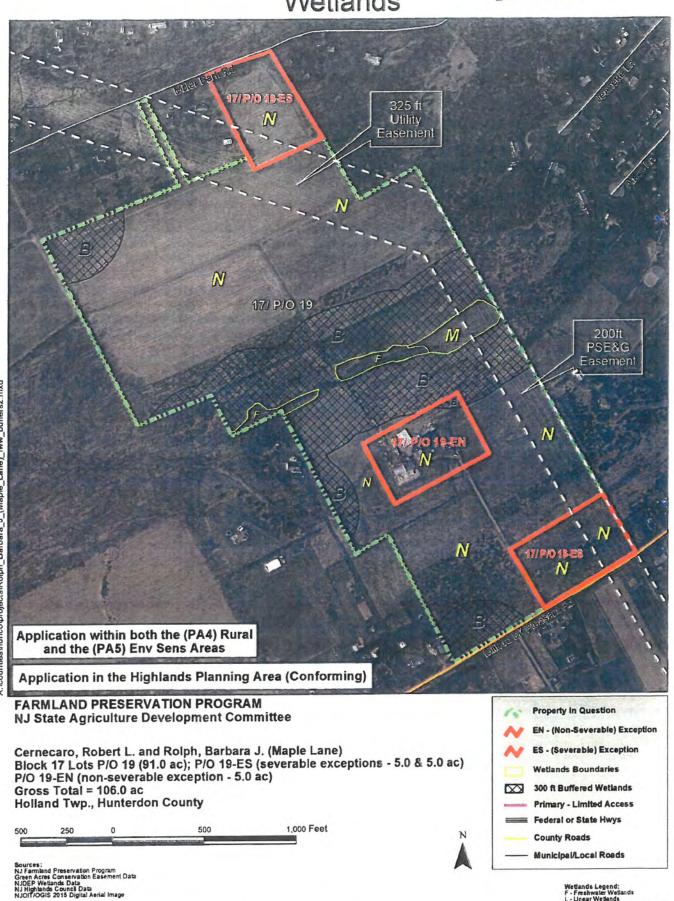
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

S:\Planning Incentive Grant - 2007 rules Municipal\Hunterdon\Holland\Rolph, Barbara J. (Maple Lane)\Muni PIG FA 2018.docx

Wetlands



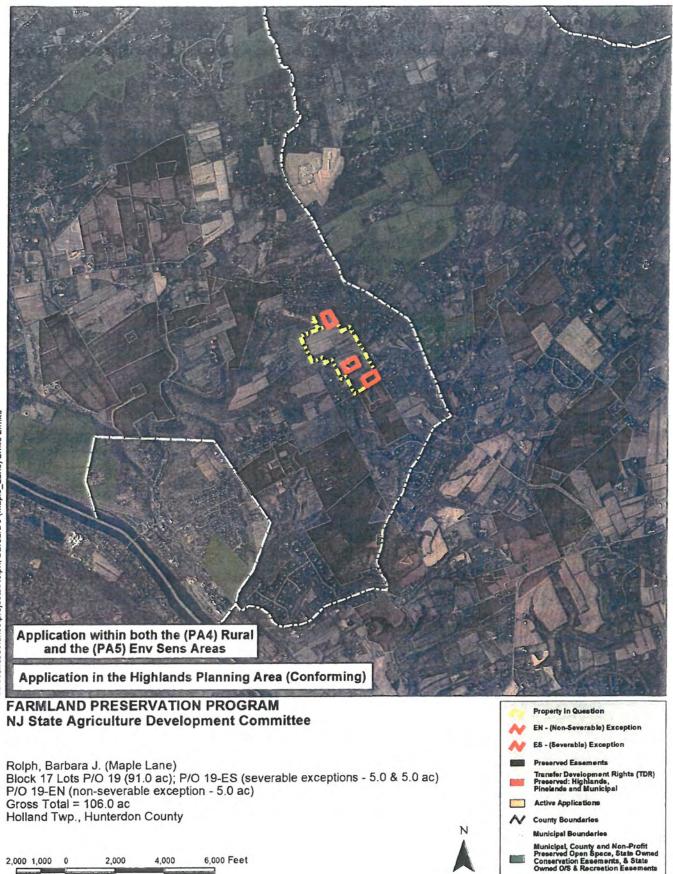


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ear Wetlands

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February 12, 2018



NOTE: The partel 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: NJFarmland Preservation Program Grees. Acres Conservation Essement Data NJORT/OGIS 2015 Digital Aerial Image

February 12, 2018

Preserved Farms and Active Applications Within Two Miles

SADC Municipé j Financial Status Schudule B

, :

Holland Township, Hunterdon County

								9	Grant	
			SADC	0	Federa	Federal Grant		Fiscal Year 09 Fiscal Year 11 Fiscal Year 13 Fiscal Year 17		750,000.00 500,000.00 500,000.00 250,000.00
SADC ID#	Farm	Acres	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance
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04-8/Z0-0L	Boss ancillant	01/6.051	00.181,018	010,212.40			5/ 6, 2/ 2.40	5/6,2/2.40	576,272.40	1,423,727.60
10-0338-PG	Brown, Charles T., Jr.	123.3790	666,246.60	444,164.40			444,164.40	444,164.40	9,390.25	970,164.95
	Brown ancillary								5,250.00	964,914.95
10-0419-PG	Silva, Robert M., et als	129.0000	593,400.00	407,640.00			407,640.00			557,274.95
10-0411-PG	Rolph, Barbara J. (Maple Lane)	91.0000	373,100.00	260,260.00			260,260.00			297,014.95
Closed Encumbered		254.3500 220,0000	1,583,043.60 966,500.00	1,020,436.80 667,900.00						
						Encumber/Expended FY09	10- 10- 10- 10- 10- 10- 10- 10- 10- 10-		750,000.00	
					Encum	Encumber/Expended FY11 Encumber/Expended FY13	214,914.95 452,985.05	• •	285,085.05	47 014 9
					Encumt	Encumber/Expended FY17				00000000

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297,014.95

Total

Schodule C

State Agriculture Development Committee

		F	olph, Barbara J. (Ma 10- 0411-PG					
			PIG EP - Municipal 2 91 Acres	007 Rule				
Block 17		Lot 19	Holland Twp.	Hunter	don Coun	ty		
SOILS:			Other	98 *	0 =	.00		
			Prime	51% *	.15 =	7.65		
			Statewide	40% *	.1 =			
					SOII	SCORE:	11.65	
TILLABL	E SOI	LS:	Cropland Harvested	93 % *	.15	13.95		
			Wetlands	1% *	0 :	.00		
			Woodlands	61 *	10 · · · · · · · · · · · · · · · · · · ·	, 00	1.1.1	
				TILLA	BLE SOIL	S SCORE:	13.95	
FARM US	E:	Hay		65 acres				
development approval is	easer	ment exceed	nmittee's percent cost sh 80% of the purchase pric following:	the eas	sement.	This fin	al	
1.		lable fundi						
2.			not to exceed 0 Residua				5	
			s subject to confirmation					
3.	1.1.1		all applicable statutes	, futes and	porreres			
5.	Othe		ng Nonagricultural Use:					
	a. b.	Exceptions						
	5.		(5) acres for Existing Exception is not to be Exception is to be lim family residential uni	severed fro ited to one	m Premis	es		
		2nd five	(5) acres for Future ho Exception is severable Exception is to be lim family residential uni	using ited to one	future s	ingle		
		3rd five	(5) acres for Future ho Exception is severable Exception is to be lim family residential uni	using ited to one	future s	ingle		
	с.	Additional	Restrictions: No Additi	onal Restric	tions			
	d.	Additional	Conditions: No Addition	nal Condition	ns			
	е.	Dwelling Units on Premises: No Dwelling Units						
	f.		al Labor Housing Units o			abor Hous	ing	
6.	to t	he terms of	t for the acquisition of the Agriculture Retenti , P.L. 1983, c.32, as am	on and Devel	opment A	ct, N.J.S	5.A.	

 Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(8)

Final Review and Approval SADC Easement Purchase

On the Property of Barry, John A & Elizabeth A. ("Owners")

January 24, 2019

Subject Property: **Barry, John A & Elizabeth A. ("Owners")** Block 55, Lots 31 & 36 Dennis Township, Cape May County SADC ID#: 06-0002-DE Approximately 64.8 Net Easement Acres

- WHEREAS, on September 19, 2017, the State Agriculture Development Committee ("SADC") received a development easement sale application from John A and Elizabeth A Barry, hereinafter "Owners," identified as Block 55, Lots 31 & 36, Dennis Township, Cape May County, hereinafter "the Property," totaling approximately 65.8 gross 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 includes one (1), approximately 1 acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses resulting in approximately 64.8 net acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application, the Property was in livestock and hay production, and the owners keep five horses for personal use; and
- WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, <u>N.J.A.C.</u> 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and

- WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Cape May County (minimum acreage of 36 and minimum quality score of 53) because it is approximately 64.8 net easement acres and has a quality score of 65.88; 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 <u>N.J.A.C.</u> 2:76-17.11, on September 27, 2018 the SADC certified a development easement value of \$4,800 per acre based on zoning and environmental regulations in place as of June 25, 2018; and
- WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$4,800 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;

NOW THEREFORE BE IT RESOLVED:

- 1. The WHEREAS paragraphs are incorporated herein by reference.
- 2. The SADC grants final approval for its acquisition of the development easement at a value of \$4,800 per acre for a total of approximately \$311,040 subject to the conditions contained in (Schedule B).
- 3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
- Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
- 5. 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.

- 6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
- This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019



Date

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

\\ag.state.nj.us\AgrData\SADC\DIRECT EASEMENT PURCHASE\All Counties\CAPE MAY\Barry, John A. & Elizabeth A\DE FA 2018.docx



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Barry, John A. & Elizabeth A. Block 55 Lots 31 (13.6 ac); P/O 36 (51.2 ac); & P/O 36-EN (non-severable exception - 1.0 ac) Gross Total = 65.8 ac Dennis Twp., Cape May County

500 250 0 500 1,000 Feet

Sources: NJ Farmland Preservation Program Green Acres Conservation Easement Data Pinelands National Reserve PA35/NR NJDEP Wethands Data NJOIT/OGIS 2015 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 geodectic accuracy and precision of the GIS data contained in the and may shall not be, not are intended to be, relead upon in matters requiring defineation and location to the end 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
 EN - (Non-Severable) Exception
 ES - (Severable) Exception
 Wetlands Boundaries
 Primary - Limited Access
 Federal or State Hwys
 County Roads
 Municipal/Local Roads

N

April 26, 2018

Preserved Farms and Active Applications Within Two Miles



& P/O 36-EN (non-severable exception - 1.0 ac) Gross Total = 65.8 ac Dennis Twp., Cape May County

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

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 NJOIT/OGIS 2015 Digital Aerial Image

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

Active Applications

County Boundaries Municipal Boundaries

N

N

April 26, 2018

JCHEDULE D

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

		ry, John A. & Eliza Easement Purchase - 65 Acres						
Block 55	Lot 31	Dennis Twp.	Cape	May	County			
Block 55	Lot 36	Dennis Twp.	Cape	May	County			
SOILS:		Prime	92% *	.15	=	13.80		
DOTION		Unique zero	8% *	0		.00		
					SOIL	SCORE :	13.80	
TILLABLE SOILS:		Cropland Harvested	62 % *	,15	-	9.30		
and the second second second		Wetlands	19% *	0	=	.00		
		Woodlands	198 *	0	=	.00		
			TIL	LABLE	SOILS	SCORE :	9.30	
FARM USE:	Hay Livestock Se	ervices (except veterinary)	31 acr 18 acr			Grazing)	pastured	

This final approval is subject to the following:

- 1. Available funding.
- The allocation of O 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:
 - lst one (1) acres for Future flexibility of use Exception is not to be severable from Premises Exception is to be limited to one existing single family residential unit(s) and zero future 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
- 5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(9)

Final Review and Approval SADC Easement Purchase

On the Property of Garoppo, Judith A. & Pasquale F. Sr. ("Owners")

January 24, 2019

Subject Property: Garoppo, Judith A. & Pasquale F. Sr. ("Owners") Block 7101, Lot 45 Franklin Township, Gloucester County SADC ID#: 08-0041-DE Approximately 114.4 Net Easement Acres

- WHEREAS, on June 18, 2018, the State Agriculture Development Committee ("SADC") received a development easement sale application from Judith A. & Pasquale F. Sr. Garoppo, hereinafter "Owners," identified as Block 7101, Lot 45, Franklin Township, Gloucester County, hereinafter "the Property," totaling approximately 124.1 gross 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 includes one (1), approximately 8 acre severable exception area for and limited to zero residential opportunities and to afford future flexibility of uses and one (1), approximately 1.7 acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses, resulting in approximately 114.4 net acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception areas includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application, the Property was in corn and rye production; and
- WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, <u>N.J.A.C.</u> 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Owners accept leaves from the Municipality to incorporate into the soil; and

- WHEREAS, the Option Agreement and Certification of Market Value (CMV) were, and this Final Approval is, conditioned on the Owners obtaining a NRCS approved farm conservation plan prior to settlement that will address soil and water resources on the farm to meet Natural Resource Conservation Service (NRCS) planning criteria, the agricultural basis for accepting the leaves and define the appropriate location and volume of leaves; and
- WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Gloucester County (minimum acreage of 55 and minimum quality score of 54) because it is approximately 114.4 net easement acres and has a quality score of 62.63; 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 <u>N.J.A.C.</u> 2:76-17.11, on December 6, 2018 the SADC certified a development easement value of \$3,200 per acre based on zoning and environmental regulations in place as of August 27, 2018; and
- WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$3,200 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;

NOW THEREFORE BE IT RESOLVED:

- 1. The WHEREAS paragraphs are incorporated herein by reference.
- 2. The SADC grants final approval for its acquisition of the development easement at a value of \$3,200 per acre for a total of approximately \$366,000 subject to the conditions contained in (Schedule B).
- 3. The Option Agreement and Certification of Market Value (CMV) were, and this Final Approval is, conditioned on the Owners obtaining a NRCS approved farm conservation plan prior to settlement that will address soil and water resources on the farm to meet Natural Resource Conservation Service (NRCS) planning criteria,

the agricultural basis for accepting the leaves and define the appropriate location and volume of leaves.

- 4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
- Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
- 6. 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.
- 7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
- This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019

Date

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Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE VILLE PERCONDER LE FOLLOUIS	
VOTE WAS RECORDED AS FOLLOWS:	
Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

\\ag.state.nj.us\AgrData\SADC\DIRECT EASEMENT PURCHASE\All Counties\GLOUCESTER\Garoppo, Judith A. & Pasquale F. Sr\DE FA 2018.docx

SCHEDULE A

Wetlands



Preserved Farms and Active Applications Within Two Miles



110

FARMLAND PRESERVATION PROGRAM Property In Question NJ State Agriculture Development Committee EN - (Non-Severable) Exception ES - (Severable) Exception Garoppo, Judith A. & Pasquale F. Sr. Block 7101 Lots P/O 45 (114.4 ac); P/O 45-ES (severable exception - 8.0 ac) Preserved Easements Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal and P/O 45-EN (non-severable exception - 1.7 ac) Gross Total = 124.1 ac Active Applications Franklin Twp., Gloucester County N County Boundaries Municipal Boundaries N Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements 6,000 Feet 4,000 2,000 1,000 0 2,000 Sources: NJ Farmland Preservation Program Green Acres Conservation Easement Data NJOIT/OGIS 2015 Digital Aerial Image

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

July 6, 2018

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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

	the second se	udith A. & Pase ment Purchase - 114 Acres			Sr.				
Block 7101	Lot 45	Franklin Twp.	Gl	ouc	este:	r Coun	τy		
SOILS:		Other	.59	÷	ō	=	.00		
		Prime	428	1	.15	-	6.30		
		Statewide	329	*	.1	÷	3.20		
		Unique zero	219	٠.	O	=	.00		
						SOIL	SCORE :	9,50	
TILLABLE SOILS:	Crej	pland Harvested	691	14	.15	-	10.35		
	Wet	lands	201	4	D	=	.00		
	Woo	ilands	113	ς¢Ο	0	=	00		
			T	LL	ABLE	SOILS	SCORE :	10.35	
FARM USE:	Corn-Cash Grain Cash Grains		1.5.01	acre				Rye	

This final approval is subject to the following:

- 1. Available funding.
- 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:
 - lst eight (8) acres for Business no housing opportunities Exception is severable Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
 - 2nd (1.7) acres for flexibility with house and barns Exception is not to be severable from Premises Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions:
 - Owner to obtain a farm conservation plan prior to settlement to address soil and water resources on the farm to meet NRCS planning criteria. It will also address the agricultural need for the leaves being accepted and define the appropriate location and volume of leaves.
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(10)

Final Review and Approval SADC Easement Purchase

On the Property of Walter, John H. ("Owner")

January 24, 2018

Subject Property: Walter, John H. Block 15, Lot 4 & 23 Mannington Township, Salem County Block 10, Lot 10 Alloway Township, Salem County SADC ID#:17-0329-DE Approximately 88.5 Net Easement Acres

- WHEREAS, on September 26, 2017, the State Agriculture Development Committee ("SADC") received a development easement sale application from John H. Walter, hereinafter "Owner," identified as Block 15, Lots 4 & 23, Mannington Township, Salem County and Block 10, Lot 10, Alloway Township, Salem County, hereinafter "the Property," totaling approximately 91.5 gross 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 includes one (1), approximately 3 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 88.5 net acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes, one (1) single family residential unit, zero (0) agricultural labor units, and no pre-existing nonagricultural uses; and
- WHEREAS, at the time of application, the Property was devoted to corn, pig, beef, sheep, chicken, and goat production; and

- WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, <u>N.I.A.C.</u> 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 27, 2017, which categorized applications into "Priority", "Alternate" and "Other" groups; and
- WHEREAS, staff found that the Property, has a quality score of 70.50 and contains approximately 88.5 net acres; and
- WHEREAS, the Property does not meet the SADC's minimum ranking criteria for the "Priority" category in Salem County which requires a quality score of at least 61 combined with at least 92 acres, however it is higher than the minimum quality score of 48 and 67 acres needed for an "Alternate" farm designation, therefore, this farm is categorized as an "Alternate" farm, requiring SADC preliminary approval; and
- WHEREAS, on June 28, 2018, the SADC granted Preliminary Approval to this Application (Schedule C)
- WHEREAS, pursuant to the Tier 3 category Direct Easement application selection procedure approved by the SADC on September 28, 2017, the SADC may utilize the "Partnership Pool" funding for farms that leverage SADC funds by utilizing non-SADC funding, including those that do not meet SADC's "Priority" criteria; and
- WHEREAS, a parcel application was submitted by the SADC to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS), Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and
- WHEREAS, the NRCS has determined that the Property and Landowner qualified for ALE grant funds; and
- WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including no future division of the premises and a 5.33% maximum impervious coverage restriction (approximately 4.7 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the ALE program at this time; and
- WHEREAS, this final approval is conditioned upon receipt of an ALE grant in an amount equal or greater than 50% of the SADC's certified fair market value of the easement; and; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.11, on December 6, 2018, the SADC certified a development easement value of \$5,700 per acre based on zoning and environmental regulations in place as of the current valuation date August 22, 2018; and

- WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$5,700 per acre; and
- WHEREAS, at this time the ALE approved current easement value has not been finalized, therefore, the estimated ALE grant of \$2,850 per acre (50% of \$5,700) or approximately \$252,225 in total ALE funds will be utilized; and
- WHEREAS, the Owner has read and signed SADC Guidance Documents regarding ALE Grants, Exceptions, Division of the Premises, and Non-Agricultural Uses; 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:

- 1. The WHEREAS paragraphs are incorporated herein by reference.
- 2. The SADC grants final approval for its acquisition of the development easement at a value of \$5,700 per acre for a total of approximately \$252,225 subject to the conditions contained in (Schedule B).
- 3. This final approval is conditioned upon receipt of an ALE grant in an amount equal or greater than 50% of the SADC's certified fair market value of the easement.
- 4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
- 5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
- 6. 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.

- 7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
- 8. This action is not effective until the Governor's review period expires pursuant to <u>N.J.S.A.</u> 4:1C-4f.

1/24/2019

-E.P

Date

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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October 20, 2017

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Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Walter, John H. Mannington Twp. - Block 15 Lots P/O 4 (80.4 ac); P/O 4-EN (non-severable exception - 3.0 ac); & 23 (4.9 ac) Alloway Twp. - Block 10 Lot 10 (3.2 ac) Gross Total – 91.5 ac Salem County

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

NOTE: The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors Property In Question
 EN - (Non-Severable) Exception
 ES - (Severable) Exception
 Preserved Easements
 Transfer Development Rights (TDR)
 Preserved: Highlands, Preserved: Highlands, Preserved: Highlands
 Active Applications
 County Boundaries
 Municipal Boundaries
 Municipal County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

N

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

October 20, 2017

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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

	Walter, John H. Easement Purchase - S 89 Acres	SADC	
Block 15	Lot 4 Mannington Twp.	Salem County	
Block 15	Lot 23 Mannington Twp.	Salem County	
Block 10	Lot 10 Alloway Twp.	Salem County	
SOILS:	Other	11% * 0 = .00	
	Prime	89% * .15 = 13.35	-
		SOIL SCORE:	13,35
TILLABLE SOILS:	Cropland Harvested	69% * .15 = 10.35	
	Other	5% * 0 = .00	
	Wetlands	16% * 0 = .00	
	Woodlands	10.% * 0 = .00	
		TILLABLE SOILS SCORE:	10.35
FARM USE:	Corn-Cash Gráin Beef Cattle Feedlots Horse & Other Equine	55 àcres 2 acres 3 acres	
	Sheep & Goats Fowls, Broilers & Fryers	32 acres 10 acres	Goats
	final approval is subject to	the following:	
1. Availabl	le funding.		
And the second second	the second s		

 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 dwelling Exception is not to be severable from Premises Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)

c. Additional Restrictions:

FY18 ALE via SADC subject to 5.33% maximum impervious cover restriction on the Premises and no future subdivisions.

- 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
- Review and approval by the Office of the Attorney General for compliance with legal requirements.

Schoolde C.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R6(6)

Preliminary Approval SADC Easement Purchase of an "ALTERNATE" FARM

On the Property of Walter, John H.

June 28, 2018

Subject Property:	Walter, John H.
	Block 15, Lot 4 & 23
	Mannington Township, Salem County
	Block 10, Lot 10
	Alloway Township, Salem County
	SADC ID#:17-0329-DE
	Approximately 88.5 Net Easement Acres

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 September 25, 2017, the SADC received a development easement sale application from John H. Walter, hereinafter "Owner," identified as Block 15, Lot 4 & 23, Mannington Township, Salem County, & Block 10, Lot 10, Alloway Township, Salem County, hereinafter "the Property," totaling approximately 91.5 gross acres, identified in (Schedule A); and

- WHEREAS, the Property includes one (1), approximate 3-acre non-severable exception area for and limited to one (1) future single family residential unit, resulting in approximately 88.5 net acres to be preserved; and
- WHEREAS, the portion of the Property to be preserved outside of the exception area includes one (1) existing single family residential unit, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application, the Property was devoted to corn, pig, beef, sheep, chicken, and goat production; and
- WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, <u>N.J.A.C.</u> 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 27, 2017 which categorized applications into "Priority", "Alternate" and "Other" groups; and
- WHEREAS, staff finds that the Property, has a quality score of 70.50 and contains approximately 88.5 net acres (Schedule B); and

- WHEREAS, the Property does not meet the SADC's Salem County minimum ranking criteria for the "Priority" category which requires a quality score of at least 61 combined with at least 92 acres, however it is higher than the minimum quality score of 48 and 67 acres needed for an "Alternate" farm designation, therefore, this farm is categorized as an "Alternate" 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
- WHEREA5, as per selection procedures approved by the SADC on September 20, 2017, SADC's "Partnership Pool" funding may be utilized for farms that leverage SADC funds by utilizing non-SADC funding, including those that do not meet SADC's "Priority" criteria; and
- WHEREAS, a parcel application was submitted by SADC staff to the FY2018 United States Department of Agriculture, Natural Resources Conservation Service (NRCS), Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and
- WHEREAS, the NRCS has determined that the Property and Landowner qualified for ALE grant funds which is estimated to provide a grant equal to 50% of the easement value; and
- WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including a 5.33% maximum impervious coverage restriction (approximately 4.7 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the ALE program at this time; and
- WHEREAS, because this Property is an "Alternate Farm" and because ALE funding has been preliminarily secured to leverage SADC funding, this farm will utilize SADC's "Partnership Pool" as per the Direct Easement selection procedures approved by the SADC on September 20, 2017; and
- WHEREAS, this preliminary approval is conditioned upon receipt of an ALE grant in an amount equal or greater than 50% of the SADC's certified fair market value of the easement; 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. Utilize SADC's "Partnership Pool" funding used only for transactions that leverage SADC funds through the use of non-SADC funding
 - 2. Enter into a 120 day option agreement with the Landowner
 - 3. Secure two independent appraisals to estimate the fair market value of the Property
 - Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
 - Continue processing the ALE application to secure a grant equal to approximately 50% of the easement purchase price; and

BE IT FURTHER RESOLVED, this preliminary approval is conditioned upon receipt of an ALE grant in an amount equal or greater than 50% of the SADC's certified fair market value of the easement; and

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

__6/28/2018____ Date

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Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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S:\DIRECT EASEMENT PURCHASE\All Counties\SALEM\Walter, John H\Walter, John H. Preliminary Approval.doc

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

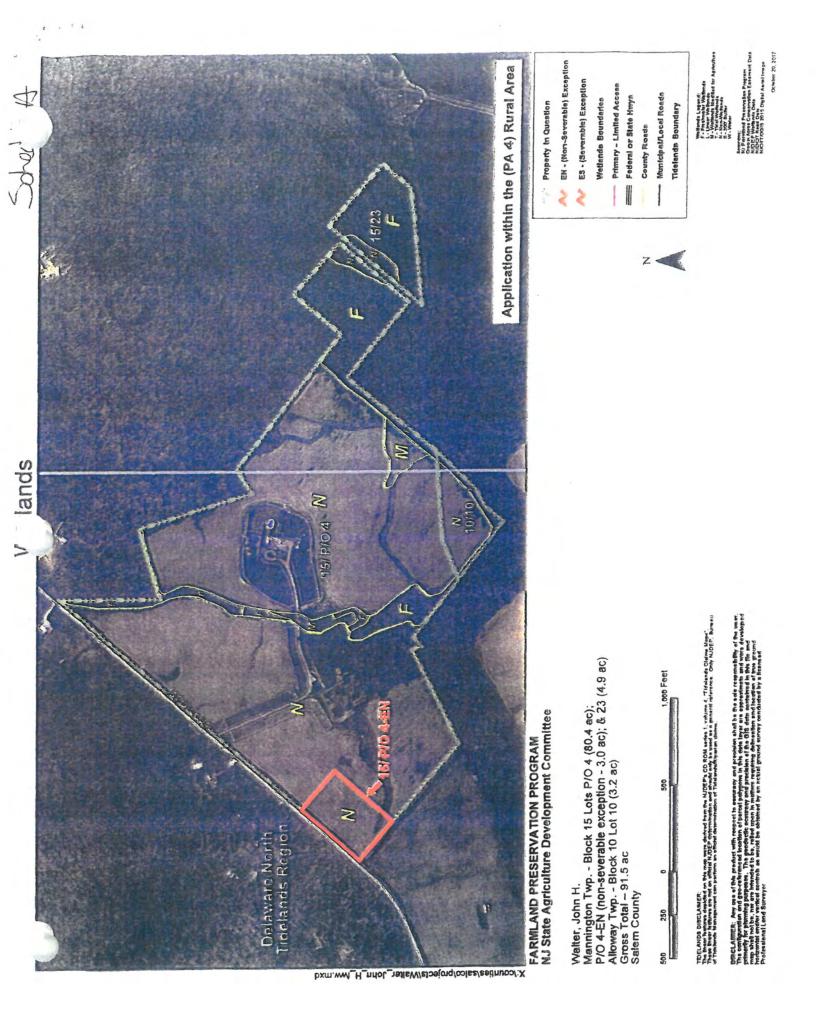
Watter, John H. Mannington Twp. - Block 15 Lots P/O 4 (80.4 ac); P/O 4-EN (non-severable exception - 3.0 ac); & 23 (4.9 ac) Alloway Twp. - Block 10 Lot 10 (3.2 ac) Gross Total – 91.5 ac Salem County

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

NOTE: The persel 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 Bourd of Pratecolongi Englicence and Land Surveyor. Property In Question
 EN - (Non-Severable) Exception
 ES - (Severable) Exception
 Preserved Easements
 Transfer Development Rights (TDR)
 Preserved: Highlands, Preserved: Highlands, Prinelands and Municipal
 Active Applications
 County Boundaries
 Municipal Boundaries
 Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

N

Sources: NJ Farmhand Preservation Program Green Actes Conservation Essement Date NLDNT/DGI5 2015 Digital Aerie Smape October 20, 2017



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

GENERAL INFORMATION

C 1 1 1

1.5

COUNTY OF Sales Mannington Twp. 1705 APPLICANT Waiter, John H.

SOILS:		Other		115		0	=	.00	
		Fiime		89%	*	.15	8	13,35	
						S	OIL	SCORE :	13,3
TILLABLE SOIL	S: Cr	opland Harvested		69 1	×.	.15	-	10.35	
	Ot	her		5.8		Ď.		.00	
	We	tiands		169		0.	=	.0.Q	
	Wo	odlands		108	÷	Ō	1.2	.00	
				TI	LLAB	LE SO	ILS	SCORE :	10.3
BOUNDARIES	Deed Restricted Farm	Jand (Fermanent)		21年		.2	-	4.20	
AND BUFFERS:	Farmland (Unrestrict	ed)		114		.G6	-	.66	
	Residential Developm			38		Û	1	.00	
	Streams and Wetlands			373. 28 %		.18		6.66 J.68	
	Woodlands		BOUNI					SCORE :	13.2
CONTIGUOUS	Walter	Festricie	d Farm cr	Curren	t App	licati	n	2	
PROPERTIES	Stiang	Restricte	d Farm or	Curren	t App	licatio	'n	2	
/ DENSITY:	Peruszewski	Restricte	d Farm or	Curren	t App	licatio	n.	2	
	Barbara	Restricte	d Farm or	Curren	t App	litatio	n	2	
	Chazid	Pestricie	d Faim or	Curren	t App	licatio	n	2	
						DENS	TY	SCORE :	10.0
LOCAL COMMITM	ENT:			96.5%	•	19	+	18,34	
				LOCAL	COM	TME	т я	SCORE :	18.3
SIZE:						SI	ZE S	SCORE :	3.6
IMMIMENCE OF	CHANGE: SADC Impact	factor = 1.64							
			IM	INENCI	E OF	CHAN	GE S	SCORE :	1.6
COUNTY RANKIN	G:								
EXCEPTIONS:					EXC	EPTIC	N S	CORE :	.00
				2.14	E :		ο.		

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(11)

Final Review and Approval SADC Easement Purchase

On the Property of Kelly, Dennis J. Sr & Dennis J. Jr (E & D Farms) ("Owners")

January 24, 2019

Subject Property: Kelly, Dennis J. Sr & Dennis J. Jr (E & D Farms) Block 22, Lots 1, 3 & 4 Oldmans Township, Salem County SADC ID#:17-0317-DE Approximately 212.5 Net Easement Acres

- WHEREAS, on June 6, 2017, the State Agriculture Development Committee ("SADC") received a development easement sale application from Dennis J. Kelly, Sr. and Dennis J. Kelly, Jr., hereinafter "Owners," identified as Block 22, Lots 1, 3 & 4, Oldmans Township, Salem County, hereinafter "the Property," totaling approximately 212.5 gross 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 includes zero (0) exceptions, one (1) single family residential units, one (1) Residual Dwelling Site Opportunity (RDSO), zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application, the Property was in vegetable, corn, and soybean production; and
- WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, <u>N.J.A.C.</u> 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 28, 2016, which categorized applications into "Priority", "Alternate" and "Other" groups; and
- WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Salem County (minimum acreage of 92 and minimum quality score of 61) because it is approximately 212.5 net easement acres and has a quality score of 62.21; 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 <u>N.I.A.C.</u> 2:76-17.11, on December 6, 2018, the SADC certified a development easement value of \$6,000 per acre based on zoning and environmental regulations in place as of the current valuation date August 22, 2018; and
- WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$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;

NOW THEREFORE BE IT RESOLVED:

- 1. The WHEREAS paragraphs are incorporated herein by reference.
- 2. The SADC grants final approval for its acquisition of the development easement at a value of \$6,000 per acre for a total of approximately \$1,275,000 subject to the conditions contained in (Schedule B).
- 3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
- 4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
- 5. 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.
- 6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

 This action is not effective until the Governor's review period expires pursuant to N.I.S.A. 4:1C-4f.

1/24/2019

Date

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

S:\DIRECT EASEMENT PURCHASE\All Counties\SALEM\Kelly, Dennis J. Sr & Dennis J. Jr (E & D Farms)\Final Approvals\Kelly, Dennis J. Sr. and Dennis J. Jr. Final Approval.docx

Wetlands





Kelly, Dennis Jr., & Dennis, Sr. (E & D Farms) Block 22 Lots 1 (98.1 ac); 3 (7.1 ac) & 4 (107.3 ac) Gross Total = 212.5 ac OldmansTwp., Salem County

1,000 Feet 500 500 250 0 3

Sources: NJ Farmland Preservation Program Green Acres Conservation Easement Data NJDEP Wetlands Data NJOIT/OGIS 2015 Digital Aerial Image

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.

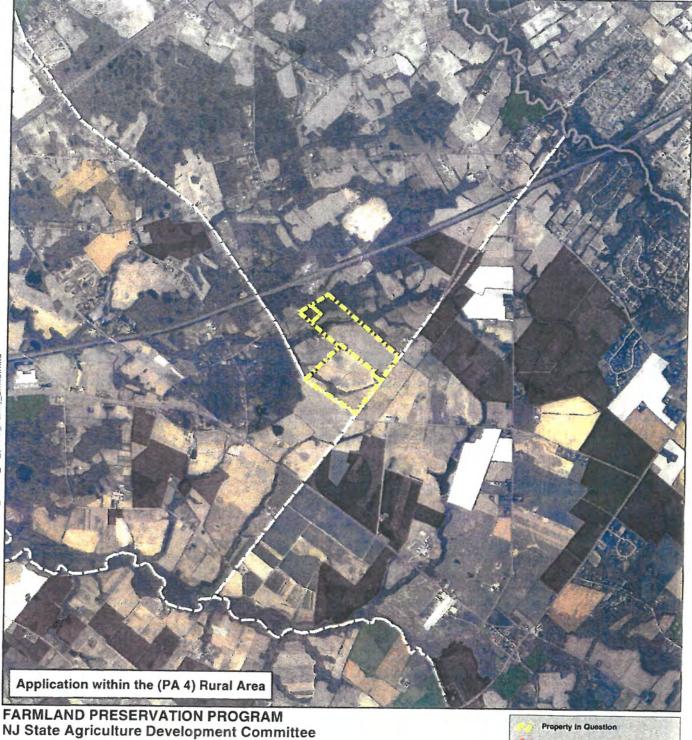
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodecic accuracy and precision 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 thr ug 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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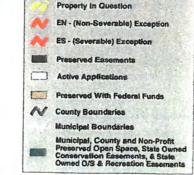
tlands Legend: Freshwater Wetlands Linear Wetlands Wetlands Modified for Agriculture Tidal Wetlands Non-Wetlands 300' Buffer

Preserved Farms and Active Applications Within Two Miles



Kelly, Dennis Jr., & Dennis, Sr. (E & D Farms) Block 22 Lots 1 (98.1 ac); 3 (7.1 ac) & 4 (107.3 ac) Gross Total = 212.5 ac OldmansTwp., Salem County

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



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Sources: NJ Farmland Preservation Program Green Acres Conservation Easement Data NJOIT/OGIS 2015 Digital Aerial Image State Agriculture Development Committee 5 Schedule B SADC Final Review: Development Easement Purchase

Kelly, Dennis J., Jr. & Dennis J., Sr. (E & D Farms) Easement Purchase - SADC 213 Acres Oldmans Twp. Block 22 Lot 1 Salem County Block 22 Lot 3 Oldmans Twp. Salem County Block 22 Lot 4 Oldmans Twp. Salem County 67% * .05 = 3.35 SOILS: Local 25% * 0 = .00 Other 88 * .80 Statewide .1 -4.15 SOIL SCORE: Cropland Harvested 758 * .15 = 11.25 TILLABLE SOILS: 28 * 0 Other -.00 14% * 0 .00 Wetlands = Woodlands 9% * 0 = .00 TILLABLE SOILS SCORE : 11.25 FARM USE : Corn-Cash Grain 154 acres

This final approval is subject to the following:

- 1. Available funding.
- 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 Requested
 - 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
- Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(12)

Final Review and Approval SADC Easement Purchase On the Property of Haring, Mary Lou and Lucas ("Owners")

JANUARY 24, 2019

Subject Property:	Haring, Mary Lou and Lucas ("Owners")	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Block 12, Lot 33.01	
	Kingwood Township, Hunterdon County	
	SADC ID#: 10-0256-DE	
	Approximately 57.1 Net Easement Acres	

- WHEREAS, on August 30, 3017, the State Agriculture Development Committee ("SADC") received a development easement sale application from Haring, Mary Lou and Lucas, hereinafter "Owners," identified as Block 12, Lot 33.01, Kingwood Township, Hunterdon County, hereinafter "the Property," totaling approximately 57.1 gross 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 includes zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

- WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, <u>N.J.A.C.</u> 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and
- WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Hunterdon County (minimum acreage of 49 and minimum quality score of 60) because it is approximately 57.1 net easement acres and has a quality score of 61.16; 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 <u>N.J.A.C.</u> 2:76-17.11, on December 6, 2018 the SADC certified a development easement value of \$3,700 per acre based on zoning and environmental regulations in place as of the current valuation date September 2018; and
- WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$3,700 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;

NOW THEREFORE BE IT RESOLVED:

- 1. The WHEREAS paragraphs are incorporated herein by reference.
- 2. The SADC grants final approval for its acquisition of the development easement at a value of \$3,700 per acre for a total of approximately \$211,270 subject to the conditions contained in (Schedule B).
- 3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
- 4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
- 5. 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.
- 6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
- This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

-E.S

1/24/2019

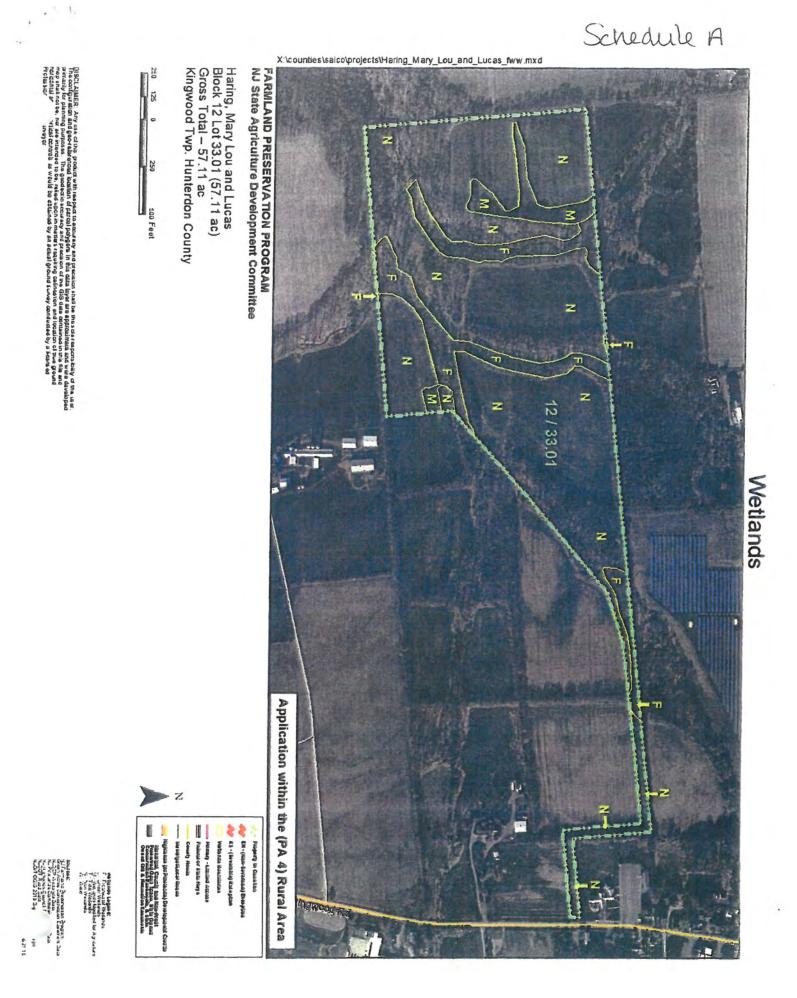
Date

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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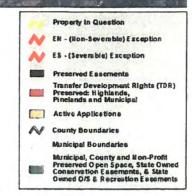
Preserved Farms and Active Applications Within Two Miles

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Haring, Mary Lou and Lucas Block 12 Lot 33.01 (57.11 ac) Gross Total – 57.11 ac Kingwood Twp. Hunterdon County

2.000 1,000 0 2,000 4,000 6,000 Feet

NOTE: The purcel boardion and boundaries shawn 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 Surveyou



N

Sources: NJ Farmland Free ervation Program Green Aonts Conservation Easement Data NJOIT/OGIS 2015 Digital Aarbit Image Date: 6/21/2018 State Agriculture Development Committee

Schedule P

SADC Final Review: Development Easement Purchase

		ring, Mary Lou and asement Purchase - 57 Acres							
Block 12	Lot 33.01	Kingwood Twp.	Hui	nte	rdon	Count	У		
SOILS:		Other	45%	+	Q	=	.00		
		Prime	30%	*	.15	1.1	4.50		
		Statewide	25%		.1	=	2.50		
						SOIL	SCORE:	7.00	
TILLABLE SOILS:		Cropland Harvested	52 %	*	.15		7.80		
		Woodlands	48 %		0	=	.00		
			TI	LL	ABLE	SOILS	SCORE:	7.80	
FARM USE:	Cash Grains		a	icre	S				

This final approval is subject to the following:

- 1. Available funding.
 - 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: No Exceptions Requested
 - 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
 - Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(13)

SOIL AND WATER CONSERVATION COST SHARE GRANT

NEW REQUEST

OCEAN COUNTY

HALLOCK'S U-PICK FARM, LLC.

JANUARY 24, 2019

- WHEREAS, Hallock's U-Pick Farm, LLC., hereinafter "Applicant", SADC ID# 15-0017-EP, is the current record owner of Block 75, Lot 4.01, formerly Block 75, P/O Lots 4 and P/O 5, in Plumsted Township, Ocean County, hereinafter referred to as the "Premises", by deed dated December 17, 1993 and recorded in the Ocean County Clerk's Office in Deed Book 10715, Page 105; and
- WHEREAS, the Premises totals approximately 152.678 acres, as shown in Schedule "A"; and
- WHEREAS, a development easement on the original 368.268-acre Premises was conveyed to Ocean County by the prior owner, Charles Plum Corporation, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq. by Deed of Easement dated November 30, 1993, and recorded in the Ocean County Clerk's Office in Deed Book 5120, Page 0177; and
- WHEREAS, on December 16, 1993, the SADC approved a division of premises (SADC resolution #FY94R12(6)) severing off an approximately 152.678 to sell to Hallock's U-Pick Farm, LLC., and;
- WHEREAS, the Applicant is eligible to apply for a soil and water conservation cost-share grant for the installation of soil and water conservation projects approved by the Department of Agriculture, State Soil Conservation Committee (SSCC) pursuant to N.J.A.C. 2:90-3; and
- WHEREAS, the total eligible amount of cost-share funds is determined pursuant to N.J.A.C. 2:76-5.4 and remains in effect for a period of eight years from the date the development easement was conveyed to Ocean County, and for subsequent eight-year periods subject to the thencurrent cost-share formula; and
- WHEREAS, N.J.A.C. 2:76-5.9 states that a subdivision does not alter the total eligibility for soil and water cost-share funding as determined at program enrollment and further requires funding to be reallocated pro rata on a per acre basis aster subdivision; and
- WHEREAS, the subdivided Premises consists of 41.46% of the original Premises and the original Premises was eligible for a cost share grant of \$66,826.80. Therefore, the applicant is

eligible for a cost share grant of up to \$27,706.39 expiring November 30, 2025; and

- WHEREAS, the Applicant has applied for a soil and water cost-share grant for the installation of approved soil and water conservation projects ("Application"); and
- WHEREAS, the Application has been prioritized for soil and water cost-share funding pursuant to State Agriculture Development Committee (SADC) Policy P-48; and
- WHEREAS, N.J.S.A. 4:1C-13 defines soil and water conservation projects as any project designed for the control and prevention of soil erosion and sediment damages, the control of pollution on agricultural lands, the impoundment, storage and management of water for agricultural purposes, or the improved management of land and soils to achieve maximum agricultural productivity; and
- WHEREAS, the SSCC has approved soil and water conservation projects that are part of a farm conservation plan approved by the local soil conservation district for the Premises; and
- WHEREAS, pursuant to N.J.A.C. 2:76-5.7, the SADC shall review and approve, conditionally approve or disapprove applications for funds authorized and appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of the soil and water conservation projects; and

WHEREAS, the SADC has reviewed the cost-share funding amounts of the above Application; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.

2. Soil and water cost-share funds are approved from funds appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of soil and water conservation projects for eight-year periods identified as:

APPLICANT	<u>S&W ID#</u>	COST SHARE	PROJECT TYPE	
Hallock's U-Pick Farm, LLC	15-0017-EP-01	\$26,495.00	2:90-2.15 Irrigation System	

PROJECT DESCRIPTION:

Install 3500 linear feet of 6-8" PVC Mainline

3. Payment shall be contingent upon the completion of the project as verified by the SSCC and availability of funds.

4. Construction of the project is subject to all applicable local, State, and Federal regulations.

5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

6. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019

Date

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

S:\SW\OCE\15-0017-EP-01 Hallock's U-Pick Farm LLC\SW_RES_01_24_19.docx

Schedule A - Soil and Water Cost Share Grant



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

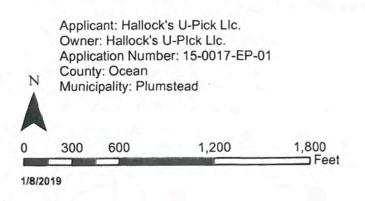




Image: NJDEP 2015 Natural Color

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(14)

SOIL AND WATER CONSERVATION COST SHARE GRANT

NEW REQUEST

GLOUCESTER COUNTY

DION SNYDER

JANUARY 24, 2019

- WHEREAS, Dion Snyder, hereinafter ("Applicant"), SADC ID# 08-0083-PG, is the current record owner ("Owner") of Block 48, Lot 1 and Block 51, Lot 3, as identified in the Township of Harrison, and of Block 56, Lot 6 and Block 59, Lot 11 as identified in the Township of Woolwich, as recorded in the Gloucester County Clerk's Office by deed dated March 6, 2014, in Deed Book 5176, Page 207, totaling approximately 84.114 acres, hereinafter referred to as "Premises", see attached Schedule A; and
- WHEREAS, the development easement on the Premises was conveyed to Gloucester County on August 25, 2009, by the prior owner as recorded in Deed Book 4696, Page 299; and
- WHEREAS, Gloucester County entered into a Cost Sharing Grant Agreement with SADC on January 27, 2010, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, c. 32, and N.J.A.C. 2:76 as recorded in Deed Book 4740, Page 213; and
- WHEREAS, the Applicant is eligible to apply for a soil and water conservation cost-share grant for the installation of soil and water conservation projects approved by the Department of Agriculture, State Soil Conservation Committee (SSCC) pursuant to N.J.A.C. 2:90-3; and
- WHEREAS, the total eligible amount of cost-share funds is determined pursuant to N.J.A.C. 2:76-5.4 and remains in effect for a period of eight years from the date the development easement was conveyed to Gloucester County, and for subsequent eight-year periods subject to the then-current cost-share formula; and
- WHEREAS, the Applicant is eligible for a cost-share grant of up to \$36,822.80 expiring August 25, 2025, under the current cost-share formula; and
- WHEREAS, the Applicant has applied for a soil and water cost-share grant for the installation of approved soil and water conservation projects ("Application"); and
- WHEREAS, the Application has been prioritized for soil and water cost-share funding pursuant to State Agriculture Development Committee (SADC) Policy P-48; and

- WHEREAS, <u>N.J.S.A.</u> 4:1C-13 defines soil and water conservation projects as any project designed for the control and prevention of soil erosion and sediment damages, the control of pollution on agricultural lands, the impoundment, storage and management of water for agricultural purposes, or the improved management of land and soils to achieve maximum agricultural productivity; and
- WHEREAS, the SSCC has approved soil and water conservation projects that are part of a farm conservation plan approved by the local soil conservation district for the Premises; and
- WHEREAS, pursuant to N.J.A.C. 2:76-5.7, the SADC shall review and approve, conditionally approve or disapprove applications for funds authorized and appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of the soil and water conservation projects; and

WHEREAS, the SADC has reviewed the cost-share funding amounts of the above Application; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.

2. Soil and water cost-share funds are approved from funds appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of soil and water conservation projects for eight-year periods identified as:

APPLICANT	S&W ID#	COST	PROJECT TYPE
		SHARE	
Dion Snyder	08-0083-PG-01	\$36,822.80	2:90-2.15 Irrigation System

PROJECT DESCRIPTION:

Install 3820 linear feet of 6-8 inch PVC mainline and 40 acres of subsurface drip irrigation.

3. Payment shall be contingent upon the completion of the project as verified by the SSCC and availability of funds.

4. Construction of the project is subject to all applicable local, State, and Federal regulations.

5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

6. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019

Date

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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Schedule A - Soil and Water Cost Share Grant



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

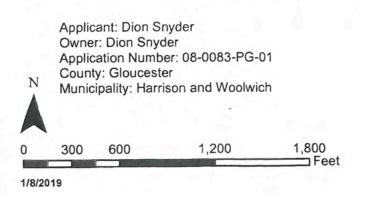




Image: NJDEP 2015 Natural Color