

ATE AGRICULTURE DEVELOPMENT COMMITTEE

Regular Meeting

February 27, 2025

Secretary Wengryn called the meeting to order at 9:05 a.m.

Mr. Roohr read the notice stating that the meeting was being held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

Roll call indicated the following:

Members Present

Secretary Wengryn, Chairman
Martin Bullock
Scott Ellis
Roger Kumpel
Rich Norz
Gina Fischetti (arrived at 9:22 a.m.)
Lauren Procida
Brian Schilling
Julie Krause (arrived at 9:13 a.m.)

Members Absent

Tiffany Bohlin
Charles Rosen

Charles Roohr, SADC Deputy Executive Director
Jay Stypinski, Esq., Deputy Attorney General

Report of the Chairman

NOTE: Ms. Krause arrived during this discussion.

Secretary Wengryn stated the New Jersey Agricultural Convention was successful and created various networking opportunities. He noted avian flu is being closely monitored by the department and cases are being contained as quickly as possible.

Report of the Executive Director

NOTE: Ms. Fischetti arrived during this discussion.

Mr. Roohr thanked the committee for their recommendation of his appointment as the Executive Director. The Governor's office still needs to approve the committee's recommendation for the appointment to be finalized and if given the opportunity, he looks forward to working with staff, the committee and the agricultural community on the next phase of the farmland preservation program.

Mr. Roohr also stated he attended the FFA's Leadership and Legislative Day and was pleased to see an auditorium filled with high-school aged young adults excited about agriculture.

Public Comment

Particia Springwell, Hunterdon County, stated she was disappointed with the adoption of the Soil Protection Standards as she felt they provided a high allotment of soil disturbance.

Ashley Kerr, NJ Farm Bureau, congratulated Mr. Roohr on his potential appointment.

Pat Butch, Monmouth County, expressed concern about certain counties requiring farmers to first seek approval for their site-specific agricultural management practices (SSAMP) from municipalities before going to the County Agriculture Development Boards (CADB) and the costs they incur in doing so. Mr. Roohr stated staff has been made aware of the issue and it has been elevated as a legal matter.

Nicole Voigt congratulated Mr. Roohr on his anticipated appointment and expressed concern on the SSAMP approval practices.

Old Business

DAG Stypinski stated that he wanted to discuss the closed session meeting minutes for the January 23 meeting in closed session in order to discuss a minor amendment to the draft minutes for accuracy.

A. Discussion: Direct Easement confirmation of exception areas

Al Pustizzi (Main Rd), SADC ID #08-0047-DE, Franklin and Newfield Townships, Gloucester County, 41.65 acres

Ms. Siessel reminded the committee they had approved the certification for the Pustizzi Farm at its January 23rd meeting, but asked staff to request the landowner consider re-configuring the exception areas to allow for the house and apparent farming infrastructure to remain with the farm.

Ms. Siessel stated after reviewing the committee's concerns with the landowner, it was determined the buildings were not used for the farming operation and were powered by the residence.

It was moved by Mr. Ellis and seconded by Mr. Kumpel to approve the application's original configuration of the exception areas and include Right to Farm language in the severable exception section of the deed of easement. The motion was unanimously approved.

New Business

B. Resolution: Preliminary Approval – Direct Easement Program

Ms. Siessel referred the committee to the request for preliminary approval for the Cohansey Meadows LLC farm in the Direct Easement Program. Ms. Siessel reviewed the specifics of the request with the committee and stated that staff recommendation is to grant preliminary approval.

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve Resolution FY2025R2(1), granting approval, as presented, subject to any conditions of said resolutions.

1. Cohansey Meadows LLC & John Zander, SADC ID# 06-0096-DE, FY2025R2(1), Block 55, Lots 25, 48 and 51, Fairfield Township, Cumberland County, 1,592.87 net acres.

The motion was unanimously approved. A copy of Resolutions FY2025R2(1) is attached to and a part of these minutes.

Old Business

C. Stewardship

1. Resolution: Review of Activities

**Donegal Farm, LLC, Mansfield Township, Warren County,
Block 1402, Lot 1.01, SADC ID# 21-0153-EP.**

Mr. Willmott stated that at the January 2025 meeting, the committee reviewed activities that took place on the Donegal Farm that were found to be in violation of the deed of easement (DOE) by the Warren CADB. The activities included construction of a metal storage building and parking area for non-agricultural uses, destruction of native soils, and importing and depositing fill material for non-agricultural uses. Staff has drafted a resolution finding the farm in violation of paragraphs 1, 2, 3, 5, 6 and 7 of the DOE.

It was moved by Mr. Bullock and seconded by Mr. Ellis to approve Resolution FY2025R2(2), as presented, subject to any conditions of said resolution.
Donegal Farm, LLC, SADC ID#21-0153-EP, FY2025R2(2), Block 1402, Lot 1.01, Mansfield Township, Warren County, 161.036 acres.

The motion was unanimously approved. A copy of Resolution FY2025R2(2) is attached to and a part of these minutes.

2. Discussion: Next Generation Farmer Program

Mr. David Kimmel stated staff is actively developing this program to identify common obstacles faced by next generation farmers and offer recommendations and support.

Mr. Kumpel commented on the recommendation for capital access and stressed the importance of obtaining capital at an affordable interest rate for young farmers. The United State Department of Agriculture (USDA) and the Farm Service Agency (FSA) program's application process is lengthy and the approval process is hard to navigate.

Mr. Norz stated the USDA funding process is daunting. He commended staff on their initial report and suggested listing the challenges in order of importance, with capital access being a top priority. Mr. Norz also suggested the name of the program be changed to the 'Next Generation *of* Farming Program" so that it includes a larger group of farmers.

Ms. Jessica Brandeisky reviewed the outreach efforts and data collected by staff which assisted in identifying the challenges faced. She also reviewed the research conducted regarding existing programs and initiatives available to new and beginning farmers. Ms. Brandeisky stated today's presentation is based on the feedback received.

Mr. Schilling stated access to affordable health care insurance is a priority and a challenge. Mr. Norz stated access to general liability insurance is also important and difficult to obtain for farmers in NJ. Mr. Kimmel stated that could be added to the list.

Mr. Kimmel stated one challenge is land access. Recommendations include enhancing farmland land link services to connect next generation and established farmers, providing incentives to established landowners for making land available to new generation farmers, and exploring SADC's abilities to preserve smaller farms or initiate incubator programs. Mr. Norz commented that leases for

government owned farmland need uniformity in terms of the process and associated documents.

Ms. Brandeisky stated there is a need to create a mentorship program that would link next generation farmers with experienced farmers. She recommended developing resources, such as a registered apprenticeship program that would provide opportunities for next generation farmers to learn directly from established farmers while compensating established farmers for their participation. She also stated developing and supporting existing high school, vocational-technical and college programs would increase opportunities.

Mr. Kimmel stated another concern was navigating the complexities of the ag industry for inexperienced farmers. Recommendations include the next generation farming staff to be the first point of contact, developing a central resource website and support the development of an agricultural ombudsman position.

Ms. Brandeisky stated the cost of starting and managing a farm is incredibly high. Ms. Brandeisky recommended providing grants through the farmland stewardship program to assist with costs associated with technical assistance with creating and implementation of business plans and other farming necessities. Other grant programs could also offer opportunities to build capital through conservation practices. Mr. Kumpel suggests the resources available through the Extension Offices also be highlighted since they offer expertise and great customer service free of charge.

Mr. Kimmel stated that finding and being able to access a market for sales has been a challenge for next generation farmers. Recommendations include access to farm markets, availability to local programs for schools and food banks, and using third-party aggregators and processing facilities. Mr. Norz stated marketing is a challenge even for experienced farmers and assistance with this would greatly help newer farmers.

Ms. Brandeisky stated many farmers face challenges associated with labor, such as procurement, training and housing. Recommendations to reduce labor costs include participating in the H2A programs, modeling new programs after the farm labor stabilization and protection pilot grant, and creating a collective pool of employees that could provide labor to a network of farms. Also creating an agriculture apprenticeship would reimburse established farmers while providing training for next generation farmers. Mr. Schilling stated a focus on technology to reduce labor needs would be beneficial.

Mr. Kimmel stated farm succession and land transfer planning can be a complex and expensive process. Recommendations include developing a network of professionals to assist with succession planning, utilizing land transfer programs, providing grants and support to help farm families develop transfer plans.

Ms. Brandeisky stated community support is important to farmers to help manage stress, professional demands and the unpredictability of the profession. It is important to familiarize next generation farmers with their agriculture community and create an active network of support.

Mr. Kimmel stated farmers in urban areas face issues having land access and a lack of urban agriculture education, mentors and specialists. Recommendations include establishing a state-level definition of urban agriculture, promoting model zoning ordinances, supporting CADBs in urban counties and developing resources which include mentoring, specialists and marketing professionals.

Ms. Brandeisky stated that beginning farmers with a military background need support and access to resources such as mentoring, low interest loan options and marketing. Staff will be coordinating with partners such as the Better Farmers of NJ and Jersey Fresh's Homegrown by Heroes.

Mr. Schilling commented that staff did a phenomenal job on this program and stated that all partners need to work together collectively on this initiative in order for it to be successful. Mr. Norz suggested creating a platform where people who are interested in farming can access short informational videos that discuss various topics regarding farming. Mr. Kimmel thanked the committee for their feedback and staff for all of their hard work and effort.

C. Statewide Formula Valuation Regulations – Adoption

Mr. Roohr reported last month staff gave a presentation of the Formula Value Regulations and the committee gave staff directives on a few revisions.

The first revision was a change to the number of housing units that someone could reserve without a reduction in easement value. Originally it was written as a landowner could reserve one housing opportunity without an easement value reduction. Based on the committee's direction, the language has been revised to allow for two housing opportunities without any easement value reduction.

The second revision was the definition of "critical infrastructure", which has been amended to reflect that the designation would only be applied in cases where conversion of the land next to the critical structure from agriculture to non-

agriculture would lead to conflicting land use. Additionally, the buffer area around critical infrastructure has also been adjusted to be consistent with the REPI program around military bases and to a distance of ¼ mile around non-military critical infrastructure. The definition of “open water” was revised to refer to the specific DEP mapping that will be used as the measuring tool.

Mr. Roohr stated comments were received to impose additional restrictions for natural resources which provide increased values. The subcommittee has discussed it thoroughly and staff is not suggesting any changes today. However, there will be an opportunity to revise the rules at a later date during the formal adoption process.

Ms. Reynolds stated legislation allows for a special adoption which bypasses the formal rule adoption and public comment periods. If the regulations are approved today, the goal is to submit this rule to the Office of Administrative Law (OAL) by March 13th for the publication in the NJ Register on April 7th. The special adoption will be for a 3-year period during which the formal adoption process will take place.

It was moved by Mr. Ellis and seconded by Mr. Kumpel to approve the draft Formula Value Rules and put it in the register. The motion was unanimously approved.

D. Resolution: Right to Farm

**Monroe Township v. Smentkowski Farms and Slammin’ Canz, Inc.
Block 32, Lot 2.3, SADC ID#2050**

Mr. Smith stated the resolution memorializes action the committee took at the December 2024 meeting on a complaint case forwarded by the Middlesex CADB regarding farm property in Monroe Township. The rules require that the SADC confirm that the farm is a commercial farm and to determine which activities in dispute are generally accepted. SADC does not review the merits of the complaint.

In summary, the resolution states the Smentkowski farm is a commercial farm and there are three activities occurring on the farm that are generally accepted: swine production facilitated by feeding food waste to the swine; hay production; and taking the swine offsite for butchering.

The core activities of Slammin’ Canz, the trucking operation conducted on the property, that are not generally accepted agricultural activities involve tree

removal; demolition; dumpster rentals; waste hauling; and mulch and wood chip production from offsite sources.

Mr. Smith stated there are two activities that may be eligible for Right to Farm protection depending on the size and scope of the activities. Smentkowski Farms uses Slammin Canz equipment to haul excess food waste offsite for processing, which may be eligible depending on the amount that is used to feed the swine versus the amount hauled offsite. Additionally, the wood from Slammin Canz' tree removal service is brought to the property and chipping is done for livestock bedding. This could also be eligible for Right to Farm protection depending on how much of it is used for Smentkowski's swine.

Mr. Smith stated that only Smentkowski's farm activities are eligible for Right to Farm protection, so if the SADC adopts the resolution, the matter will be returned to Middlesex CADB to deal with Monroe Township's noise complaint.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve Resolution FY2025R2(3), as presented, subject to any conditions of said resolution. The motion was unanimously approved. A copy of Resolution FY2025R2(3) is attached to and a part of these minutes.

New Business

A. Stewardship

**1. Resolution: Special Occasion Events – Renewal
Saddlehill Cellars, LLC, SADC ID#04-0001-FS, Block 199, Lot 5,
Voorhees Township, Camden County, 69.81 acres.**

NOTE: Ms. Procida has recused herself from this discussion.

Mr. Kimmel referred the committee to a special occasion event (SOE) event renewal application for which the SADC is an easement holder on the preserved farm. The operator, Saddlehill Cellars, LLC, submitted a renewal application to hold up to 26 SOEs each year for 2025 and 2026 through a combination of weddings, lifetime and milestone events and other cultural and social events. Staff reviewed the application and conducted a monitoring visit to ensure the SOE parameters were met. Mr. Kimmel stated staff recommends approval of this renewal application for 2025 based on the need to analyze the scope of the events and activities as related to the farm's SSAMP and overall deed compliance.

Ms. Voigt, counsel for the landowner, asked the committee to reconsider the multi-year approval for 2025 and 2026.

After discussion, the committee agreed to support staff's recommendation of approval for 2025.

It was moved by Mr. Kumpel and seconded by Mr. Norz to approve Resolution FY2025R2(4) granting approval, as presented, subject to any condition of said resolution.

Saddlehill Cellars, LLC., SADC ID# 04-0001-FS, FY2025R2(4), Voorhees Township, Camden County, 69.81 acres.

Mr. Schilling voted against the motion. The motion was approved. A copy of Resolution FY2025R2(4) is attached to and a part of these minutes.

B. Resolutions: Preliminary Approval – Direct Easement Program

Staff referred the committee to four requests for preliminary approval for the Direct Easement Program. Staff reviewed the specifics of the requests with the committee and stated that staff recommendation is to grant approval.

It was moved by Mr. Kumpel and seconded by Mr. Schilling to approve Resolutions FY2025R2(5) through FY2025R2(7), granting approval, as presented, subject to any conditions of said resolutions.

2. Herbert Ladner, SADC ID# 17-0397-DE, FY2025R2(5), Block 34, Lots 40, 4.01 and 4.02, Quinton Township, Salem County, 33.91 gross acres.
3. Lawrence & Frances Winkels, SADC ID# 17-0398-DE, FY2025R2(6), Block 34, Lot 39.01, Quinton Township, Salem County, 67.43 net acres.
4. John Reidenbaker, SADC ID# 03-0041-DE, FY2025R2(7), Block 100, Lot 1, Moorestown Township, and Block 3419, Lot 1, Cinnaminson Township, Burlington County, 25.32 net acres.

The motion was unanimously approved. A copy of Resolutions FY2025R2(5) through FY2025R2(7) are attached to and a part of these minutes.

NOTE: Chairman Wengryn recused for this discussion.

It was moved by Mr. Schilling and seconded by Mr. Norz to approve Resolution

FY2025R2(8), granting approval, as presented, subject to any conditions of said resolution.

5. William & Holly Lynne Sytsema (Lot 7.01), SADC ID# 19-0038-DE, FY2025R2(8), Block 129, Lot 7.01, Wantage Township, Sussex County, 24.98 net acres.

The motion was unanimously approved. A copy of Resolution FY2025R2(8) is attached to and a part of these minutes.

C. Resolutions: Final Approval – Direct Easement Purchase Program

Ms. Mazzella referred the committee to one request for final approval under the Direct Easement Purchase Program. She reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve Resolution FY2025R2(9) granting approval, as presented, subject to any condition of said resolution.

1. Mark K & Suzanne Van Sciver, SADC ID# 17-0402-DE, FY2025R2(9), Block 6, Lots 9 and 9.01, Quinton Township, Salem County, 62.94 gross acres.

The motion was unanimously approved. A copy of Resolution FY2025R2(9) is attached to and a part of these minutes.

D. County Planning Incentive Grant ancillary cost reimbursement

Mr. Roohr stated the regulations that govern farmland preservation allow SADC to provide up to 50% cost share grants to ancillary costs to partners associated with their process of preserving a farm which primarily includes title work, surveys and appraisals. This was done up until 2008, when it was discontinued due to lack of funding. Mr. Roohr stated funding is currently not an issue and staff's recommendation is to reinstate the 50% ancillary cost reimbursement to partners. Mr. Norz suggested doing it for a year first and then reviewing it.

It was moved by Mr. Bullock and seconded by Mr. Kumpel to reinstate the 50% ancillary cost reimbursements to partners for one year. The motion was unanimously approved.

Public Comment

Mr. Norz encouraged staff to set up meetings with the counties to create opportunities for the public to interact with staff, ask questions and receive general education on the program.

Patricia Springwell, Hunterdon County, reminded the committee that taxpayers' money is what preserves farmland and their comments should be taken into consideration. The Next Gen presentation highlighted the importance of farm affordability, and the committee needs to put restrictions on house size limits to ensure new farmers can afford land.

Christina Chrobokowa, 360 Earthworks, stated mentorship is key to successful and sustainable farming for young farmers to improve their soils and operations with limited funds.

CLOSED SESSION

At 12:20 p.m., Mr. Roohr 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 the acquisition of real estate; the internal processes for certifying development easement values upon adoption of the Statewide Formula Value regulations; and any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. 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. Kumpel and seconded by Mr. Norz to go into closed session. The motion was unanimously approved.

Action as a Result of Closed Session

Minutes

Approval of SADC Open and Closed Session Minutes of January 16, 2025, January 23, 2025 and February 12, 2025.

It was moved by Mr. Schilling and seconded by Mr. Norz to approve the SADC Open and Closed Session Minutes of January 16, 2025. The motion was approved. Mr. Bullock, Ms. Fischetti and Mr. Kumpel abstained.

It was moved by Mr. Schilling and seconded by Mr. Bullock to approve the SADC

Open and Closed Session Minutes of January 23, 2025 as revised as per the discussion in Closed Session. The motion was approved. Ms. Procida and Ms. Fischetti abstained.

It was moved by Mr. Schilling and seconded by Mr. Bullock to approve the SADC Open and Closed Session Minutes of February 12, 2025. The motion was approved. Mr. Kumpel abstained.

Real Estate Matters – Certifications of Values

Certification process in relation to Statewide Formula Value and the Certification of Value for Easement purchase negotiations.

It was moved by Mr. Ellis and seconded by Mr. Norz to take action as discussed in closed session. The motion was unanimously approved.

ADJOURNMENT

The meeting was adjourned at 1:11 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Charles Roohr".

Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R2(1)

**Preliminary Approval of SADC Easement Purchase on an "PRIORITY" FARM on the Property of
Cohansey Meadows LLC & Zander, John G. - SADC ID#: 06-0096-DE**

FEBRUARY 27, 2025

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

WHEREAS, on December 3, 2024, the SADC received a development easement sale application from John Zander, owner of Cohansey Meadows, LLC., hereinafter "Owner," for the property identified as Block 55, Lots 25, 48 and 51, Fairfield Township, Cumberland County, hereinafter "the Property," totaling approximately 1,593.37 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes two (2), approximately 0.25 acre non-severable exception area to afford future flexibility of uses resulting in approximately 1,592.87 net acres to be preserved; and

WHEREAS, the Property includes 344.73 acres of claimed tidelands, therefore, the appraisals will be based on an adjusted net acreage of 1,248.14 acres as per the SADC Appraisal Handbook; and

WHEREAS, the portion of the Property outside the exception area includes one (1) Residual Dwelling Site Opportunity (RDSO); and

WHEREAS, at the time of application, the majority of the Property was in salt hay production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Cumberland County (minimum acreage of 88 and minimum quality score of 55) because it is approximately 1,593.37 acres and has a quality score of 69.23 (Schedule B); and


WHEREAS, due to the unusual characteristics of this Property it is before the SADC for preliminary approval;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC approves selecting the Property for processing as an "Priority" farm, pursuant to N.J.A.C. 2:76-11.5(c)1 because the farm:
 - a. has a quality score of 69.23, which is above minimum ranking criteria for a "Priority" farm in Cumberland County;
 - b. is 1,248.64 acres, which is significantly larger than the average farm size and acreage criteria for a "Priority" farm in Cumberland County;
 - c. is revitalizing a productive agricultural use for this land and developing new markets for this historical crop;
 - d. is committed to native plant production with a focus on species tolerant of

- elevated soil salinity;
- e. is providing observations and supplying data about the farm to Natural Resources Conservation Service, which is informative for issues relating to climate change and salt water intrusion.
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
- a. Enter into a 120-day option agreement with the Landowner;
 - b. Secure two independent appraisals to estimate the fair market value of the Property;
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

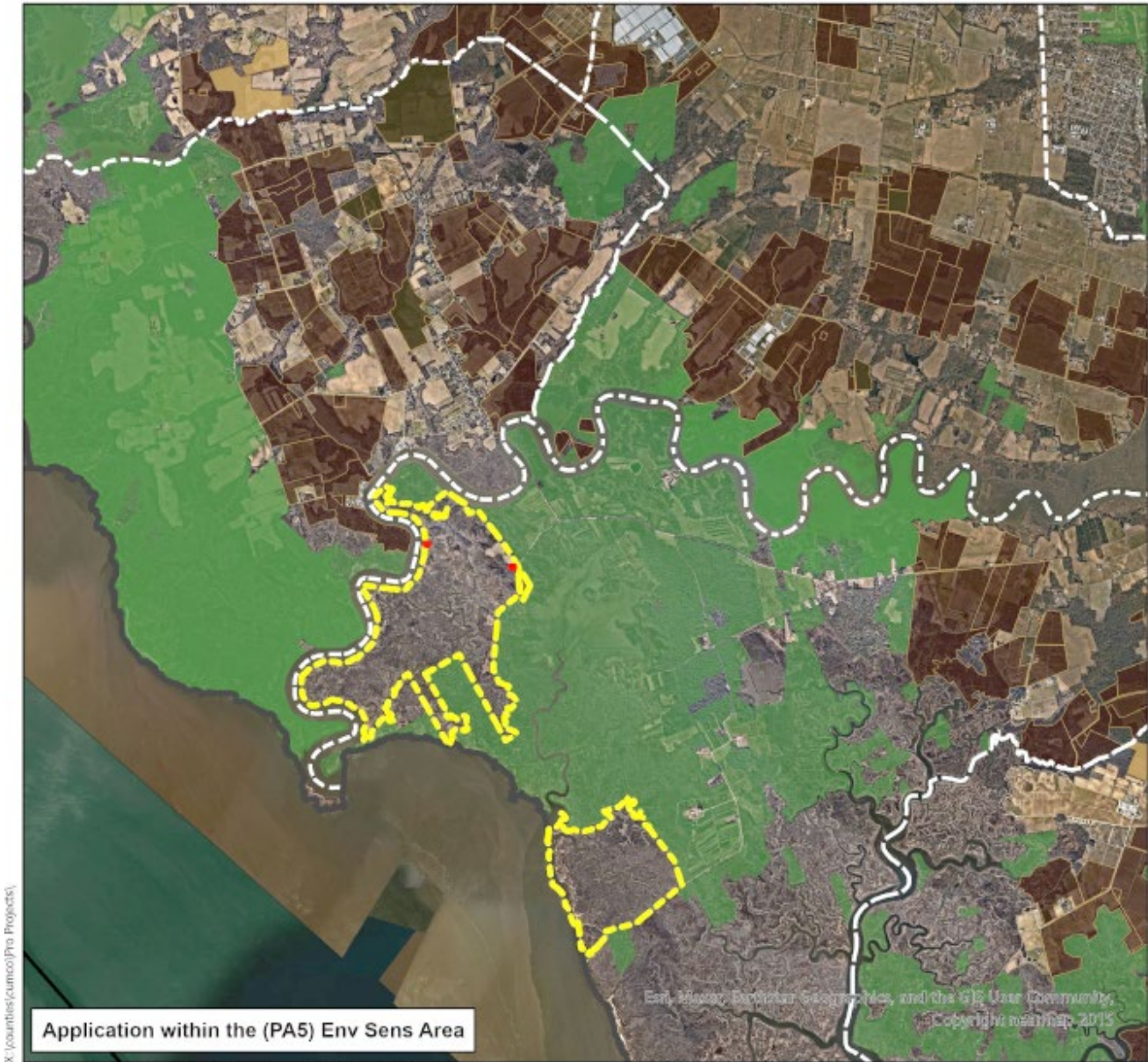
2/27/2025
Date


Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

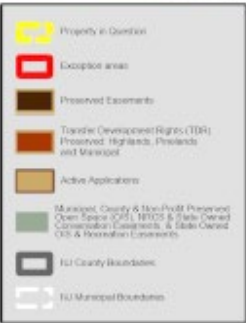
Preserved Farms and Active Applications Within Two Miles



X:\counties\cumco\Pro Projects\

**FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee**

Cohansey Meadows LLC & Zander, John G
Block 55 Lots 25 (512.77 ac); 48 (7.84 ac); P/O 51 (1072.26 ac); &
P/O 51-EN (non-severable exception - 0.25 & 0.25 ac);
Gross Total = 1593.37 ac
Fairfield Twp., Cumberland County



Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-ly Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"
ESRI - "World Imagery (12/12/2024)"

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Soils



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Cohansey Meadows LLC & Zander, John G
Block 55 Lots 25 (512.77 ac); 48 (7.84 ac); P/O 51 (1072.26 ac); &
P/O 51-EN (non-severable exception - 0.25 & 0.25 ac);
Gross Total = 1593.37 ac
Fairfield Twp., Cumberland County

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

	Gross %	Net %
Prime	8	8
Local	0	0
Statewide	1	1
Statewide if Drained	3	3
Unique	84	84
Not Prime	4	4
Not Rated	0	0



Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MODHV Composite of New Jersey"
NRCS "303URMO 2023 Jul Data"
NJDOT "Road Centlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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



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

GENERAL INFORMATION

COUNTY OF Cumberland Fairfield Twp. 0605

APPLICANT Cohansey Meadows/Zander, John G.

PRIORITIZATION SCORE

SOILS:	Other	7% *	0	=	.00	
	Prime	8% *	.15	=	1.20	
	Statewide	1% *	.1	=	.10	
	Unique .125	84% *	.125	=	10.50	
						SOIL SCORE: 11.80
TILLABLE SOILS:	Cropland Harvested	14% *	.15	=	2.10	
	Other	71% *	0	=	.00	
	Wetlands/Water	15% *	0	=	.00	
						TILLABLE SOILS SCORE: 2.10
BOUNDARIES	Preserved state, local open space/wildlife	22% *	.18	=	3.96	
AND BUFFERS:	Streams and Wetlands	69% *	.18	=	12.42	
	Other	9% *	0	=	.00	
						BOUNDARIES AND BUFFERS SCORE: 16.38
CONTIGUOUS	Cohansey/Zander	Restricted Farm or Current Application			2	
PROPERTIES	Thibodeau	Restricted Farm or Current Application			2	
/ DENSITY:	Hancock	Restricted Farm or Current Application			2	
	Watson	Restricted Farm or Current Application			2	
	Naples	Restricted Farm or Current Application			2	
						DENSITY SCORE: 10.00
LOCAL COMMITMENT:		100% *	18	=	18.00	
						LOCAL COMMITMENT SCORE: 18.00
SIZE:						SIZE SCORE: 10.00
IMMIMENCE OF CHANGE:	SADC Impact factor =	.95				
						IMMINENCE OF CHANGE SCORE: .95
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
						TOTAL SCORE: 69.23

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2025R2(2)**

Review of Activities Occurring on Preserved Farm

February 27, 2025

Subject Property:

Donegal Farm

Block 1402, Lot 1.01

Mansfield Township, Warren County

161.036 Easement Acres

SADC ID# 21-0153-EP

WHEREAS, Donegal Farm, LLC, hereinafter “Owner”, is the record owner of Block 1402, Lot 1.01, in the Township of Mansfield, Warren County, by deed dated February 25, 2022 and recorded on April 6, 2022 in the Warren County Clerk’s Office in Deed Book 3252, Page 340, totaling approximately 161.036 acres, hereinafter referred to as the “Premises” (as shown in Schedule “A”); and

WHEREAS, the principal of Donegal Farm, LLC is William Harrington; and

WHEREAS, by Deed of Easement (DOE) dated November 16, 2006, and recorded on November 22, 2006, in the Warren County Clerk’s Office in Deed Book 2119, Page 210, and by Corrective DOE dated November 26, 2013, and recorded on January 15, 2014, in the Warren County Clerk’s Office in Deed Book 2531, Page 328, the Warren County Board of Chosen Freeholders acquired a development easement on the Premises pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq., totaling 161.036 easement acres; and

WHEREAS, the DOE identifies no existing single family residences, no agricultural labor units, one Residual Dwelling Site Opportunity (RDSO), a 1.739-acre severable exception area for a public access easement, and no pre-existing non-agricultural uses on the Premises; and

WHEREAS, the Owner leases the tillable areas of the Premises to a tenant farmer who grows corn, soy, and small grain crops on approximately 90 acres and has approximately one acre in pasture for cattle; and

WHEREAS, on September 16, 2024, Warren County’s monitoring contractor, the Upper Delaware Soil Conservation District, reported fill material deposited on the Premises; and

WHEREAS, by letter dated September 17, 2024, Warren County Agriculture Development Board (WCADB) staff notified the Owner of the area of concern

and issued a cease and desist order for bringing fill material onto the Premises (as shown in Schedule “B”); and

WHEREAS, on September 18, 2024, WCADB staff performed a site visit to inspect the Premises for DOE compliance; and

WHEREAS, the September 18, 2024, site visit reflected the following:

1. A metal storage building, approximately 60 feet wide by 100 feet long, containing construction equipment, tools, materials, and supplies.
2. A parking area surfaced with gravel and millings located near and around the metal storage building.
3. Multiple nonagricultural construction/excavation vehicles located in the parking area.
4. Fill material beneath and adjacent to the parking area.
5. A drainage swale, detention basin, and piped drainage structure to the north and northeast of the metal storage building and parking area.
6. Millings in a second location adjacent to a Musconetcong River tributary, from where a camping trailer had previously been removed, approximately 1,850 feet north of Route 57.

WHEREAS, on October 2, 2024, the SADC conducted a site visit, accompanied by members of the WCADB and WCADB staff, to inspect the Premises for DOE compliance; and

WHEREAS, the October 2, 2024, site visit reflected the following (as shown in Schedule “D”):

1. Mr. Harrington and his attorney, Mr. Sposaro, were present.
2. The new metal storage building/pole barn contained non-agricultural items, materials, tools, and equipment, and an outside patio area had been constructed in between the new metal storage building and the existing barn.
3. Mr. Harrington’s commercial non-agricultural vehicles and construction equipment were located in the parking area.
4. Fill material containing bricks, concrete, painted asphalt, asphalt chunks, manufactured stone, and unconsolidated soils from unknown sources was placed on the Premises. Portions of fill were approximately 40 feet deep.

5. An erosion gully existed below the parking area location leading to a tributary of the Musconetcong River, and fill material appeared to be eroding into areas adjacent to a Musconetcong River tributary.
6. An erosion control structure composed of fill material, and not appearing to meet either NRCS or state soil conservation standards, was constructed north of the barn.
7. Portions of the parking area and the erosion control structure were located within the 300 ft. buffer area of a Musconetcong River tributary.
8. There were no stockpiles of native topsoil.
9. The pre-existing barn had undergone renovations and improvements consistent with residential uses.

WHEREAS, at the October 2, 2024, site visit, Mr. Harrington stated that:

1. He did not know that what he was doing was inconsistent with the Deed of Easement.
2. He is willing to be cooperative to resolve the issues, including the removal of the non-agricultural vehicles and equipment.
3. He is fixing up the barn to be a residence, but will not continue working on it until he receives approval.
4. The construction of the parking area and erosion control structure were not conducted in accordance with an NRCS conservation plan, soil erosion and sediment control plan, or any other engineered plan.
5. The only approval obtained was a construction permit for the metal storage building; and

WHEREAS, Mr. Sposaro provided written certifications for 10,000 cubic yards of soil material, but the certifications did not include bills of lading, or any other documentation connecting the certifications to the soil material deposited on the Premises; and

WHEREAS, the soil sampling in the certifications took place on August 14, 15 and 22, 2024 for soils generated during construction activities at 999 Willow Grove Street, Hackettstown, NJ and after the majority of the construction occurred on the Premises between July 2022 and June 2024; and

WHEREAS, on December 19, 2024, the SADC conducted a site visit, accompanied by WCADB staff and NJDEP Bureau of Coastal and Land Use Compliance and

Enforcement staff to inspect the Premises for compliance with the DOE and NJDEP regulations; and

WHEREAS, at its December 19, 2024 meeting, the WCADB adopted a resolution determining the Premises to be in violation of DOE (as shown in Schedule "C"):

1. Paragraphs 1, 2, and 3 - for construction of the metal storage building which has been used to store non-agricultural commercial vehicles, construction equipment, tools, materials, and supplies unrelated to the agricultural production on the Premises, and for construction of the parking area used for commercial non-agricultural vehicles and equipment unrelated to the agricultural use on the Premises; and
2. Paragraph 5 - for importing and depositing a significant amount of fill material for a nonagricultural purpose comprising an area of 3.17 acres, which was altered and excavated for the development of the parking area, metal storage structure, and drainage structures adjacent to the Musconetcong River tributary.
3. Paragraph 7- by altering, excavating, depositing fill materials, and constructing the metal storage building, parking area, and drainage structures for nonagricultural purposes within close proximity to a Musconetcong River tributary, on steep slopes, without first removing and storing native soils, and by covering-over and removing from agricultural production an approximately 1.9 acre pasture/field, without first obtaining an approved NRCS conservation plan or a certified soil erosion and sediment control plan; and

WHEREAS, the WCADB resolution also concluded that there was a potential violation of DOE paragraph 6 if it were determined that the fill material includes solid waste.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC finds, based on onsite observations, historical aerial imagery, and the WCADB's December 19, 2024 violation determination (as shown in Schedules "C", "D", and "E") that:
 - (a) a substantial amount of fill material was brought onsite to construct an approximately 1.3 acre parking area which was surfaced with asphalt millings, and to construct an approximately 1.9 acre erosion control structure;
 - (b) the fill material contained concrete, bricks, painted asphalt, asphalt chunks, manufactured stone, construction materials, and unconsolidated soils from unknown sources;

- (c) the status of the native soils is unknown and is presumably covered by the fill material;
 - (d) the developed area is actively eroding into close proximity of a Musconetcong River tributary;
 - (e) in total, approximately 3.2 acres of soil were excavated and altered during the entire project, removing from agricultural production an approximately 1.9 acre pasture/field;
 - (f) the construction of the parking area and erosion control structure were not conducted in accordance with an NRCS conservation plan, soil erosion and sediment control plan, or other engineered plan;
 - (g) the amount of area developed appeared to exceed the threshold to be considered “major development” under NJ stormwater regulations;
 - (h) the amount of soil disturbance exceeds the 5,000sq./ft. threshold, which constitutes a Chapter 251 violation of the NJ soil erosion and sediment control law, and would require a certified soil erosion and sediment control plan;
 - (i) the construction of the parking area and erosion control structure was partially within the 300 ft. buffer of the Musconetcong tributary;
 - (j) the metal storage building and parking area contained equipment for Mr. Harrington’s commercial non-agricultural contracting business;
 - (k) the pre-existing barn had undergone improvements consistent with residential uses and a patio was constructed in between the existing barn and new metal storage building; and
 - (l) an approximately 6,000 sq./ft. area approximately 1,850 feet north of Route 57 was surfaced with asphalt millings and was previously used for parking a camper trailer.
3. As a result of the above findings, the SADC concurs with the WCADB violation determinations and finds that:
- (a) The construction and use of the metal storage building, parking area, erosion control structure, improvements to the pre-existing barn, and the area approximately 1,850 feet north of Route 57 were for non-agricultural purposes and did not retain the land for agricultural use and production in violation of DOE paragraphs 1, 2 and 3;
 - (b) The fill material and asphalt millings used for construction of the parking area, erosion control structure, and the area approximately 1,850 feet north

of Route 57, are considered waste materials and were not brought onto the Premises for an agricultural purpose in accordance with a conservation plan or as an approved agricultural management practice in violation of DOE paragraphs 5 and 6; and

- (c) The construction of the parking area and the erosion control structure were undertaken without plans that address stormwater, Chapter 251, and NJDEP regulations, there is active erosion into areas within 300 feet of a Musconetcong River tributary, all of which are detrimental to the soil and water resources on and the continued agricultural use of the Premises in violation of DOE paragraph 7.
4. The SADC authorizes legal proceedings to be initiated through the Office of the Attorney General, as necessary, to enforce the Deed of Easement.
5. This action is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
6. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

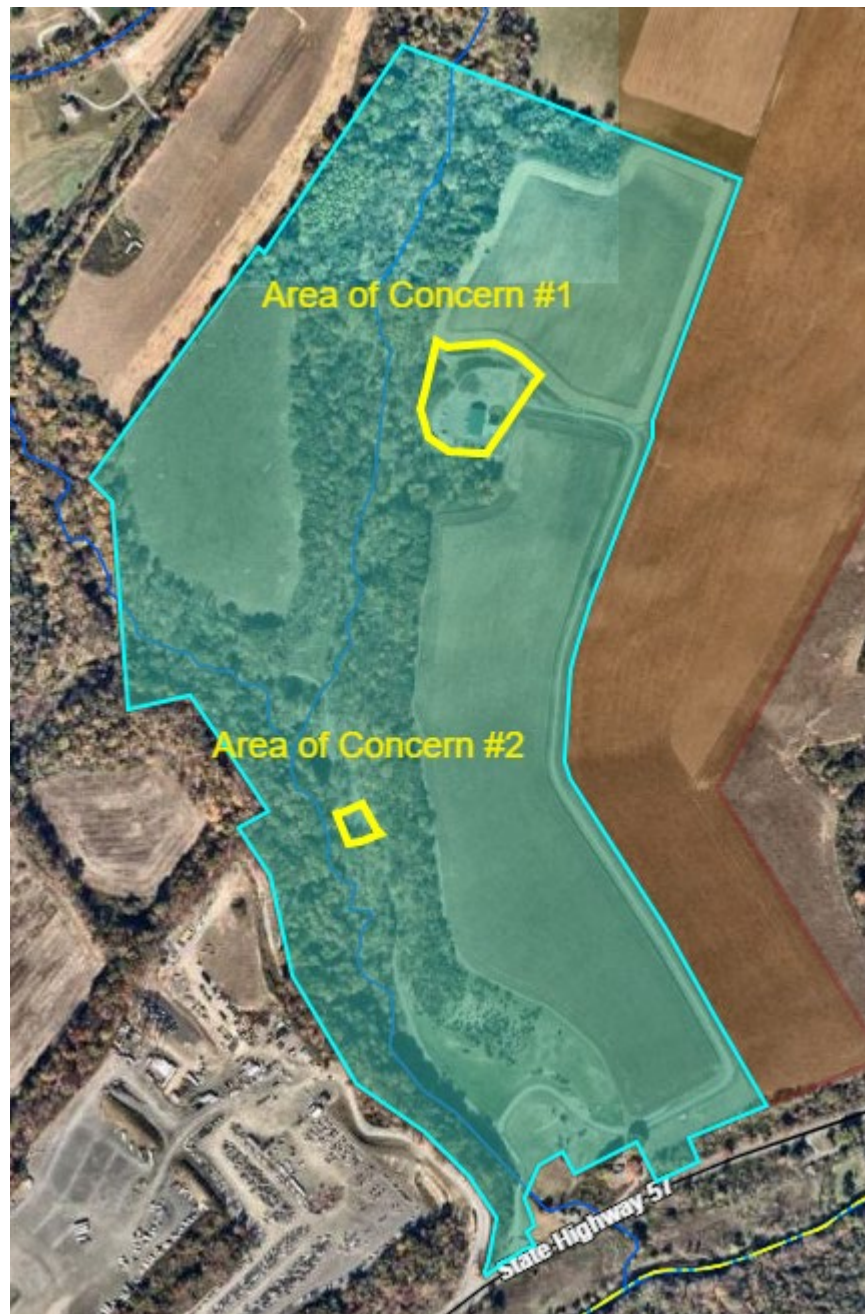
2/27/2025
DATE


Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE "A" (Premises)



SCHEDULE "B"

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

DEPARTMENT OF LAND PRESERVATION
500 MT. PISGAH AVE.
P.O. BOX 179
OXFORD, NJ 07863

JOEL SCHNETZER, CHAIR
RENE MATHEZ, VICE-CHAIR



COREY TIERNEY, ADMINISTRATOR
Phone: (908) 475-7750
ctierney@co.warren.nj.us

VIA CERTIFIED AND REGULAR MAIL
September 17, 2024

William Harrington
Donegal Farm, LLC
1 Erick Court
Chester, NJ 07930

**Re: NOTICE TO CEASE AND DESIST Bringing Fill Materials onto Preserved Farmland
(Block 1402 Lot 1.01, Mansfield Township)**

Mr. Harrington,

Please accept this correspondence as formal notice to cease and desist bringing fill materials onto the above referenced preserved farm. Inspection of the above referenced farm on Tuesday, September 17, 2024 revealed what appears to be fill material deposited on the preserved farm.

Paragraph 5 of the Farmland Preservation Deed of Easement Restrictions, a copy of which is enclosed, states, "No sand, gravel, loam, rock, or other materials shall be deposited on or removed from the Premises excepting only those materials required for the agricultural materials for which the land is being used." Paragraph 6 of the Deed of Easement states, "No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice." Paragraph 7 of the Deed of Easement states, "No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continue agricultural use of the Premises."

Please provide evidence that the material deposited on the preserved farm is clean and not contaminated. In addition, please contact NRCS or hire a TSP to prepare a conservation plan, to include details about the project limitations, fill material (both in terms of quantity and quality), timeframe for completion, and how the alterations will impact drainage on the farm, adjacent stream, and wetlands.

Thank you,

A handwritten signature in blue ink, appearing to read "Corey Tierney", is written over a horizontal line.

Corey Tierney

Encl. Deed of Easement (Book 2531 Page 343, Recorded 1/15/14)
CC: Timothy Willmott, Stewardship Manager, SADC (via email), Mansfield Township (via email), Mansfield Township Engineer, Richard Quamme, Boswell Engineering (via email)

SCHEDULE “C”

WARREN COUNTY AGRICULTURAL DEVELOPMENT BOARD
THE DEPARTMENT OF LAND PRESERVATION
500 MT PISGAH AVE, P.O. BOX 179
OXFORD, NJ 07863

RESOLUTION NO. 24-07

On motion by Mr. Bodine, and seconded by Mr. Burke, the following resolution was adopted by the Warren County Agricultural Development Board at a meeting held December 19, 2024.

RESOLUTION FINDING DONEGAL FARM LLC, BLOCK 1402, LOT 1.01 IN MANSFIELD TOWNSHIP TO BE IN VIOLATION OF THE TERMS AND CONDITIONS CONTAINED IN THE PROPERTY'S FARMLAND PRESERVATION DEED OF EASEMENT

WHEREAS, Donegal Farm LLC, by registered agent William Harrington, hereinafter “Owner”, is the record owner of Block 1402, Lot 1.01, in the Township of Mansfield, Warren County, by deed dated February 25, 2022, and recorded on April 6, 2022, in the Warren County Clerk’s Office in Deed Book 3252 Page 340, totaling 161.036 acres, hereinafter referred to as the “Premises” (Exhibit-A, Donegal Farm LLC Deed); and

WHEREAS, by Deed of Easement dated November 26, 2013, and recorded on January 14, 2014, in the Warren County Clerk’s Office in Deed Book 2531, Page 343, and Corrective Deed dated November 26, 2013, and recorded January 15, 2014, in the Warren County Clerk’s Office Deed Book 2531, Page 328, the Owner’s predecessor in title conveyed a development easement on the Premises to the Warren County Board of Chosen Freeholders (the County) and the State Agriculture Development Committee (SADC) hereinafter collectively referred to as the Grantees, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq., (Exhibit-B, Deed of Easement and Corrective Deed); and

WHEREAS, the Deed of Easement identifies zero (0) existing single family residential buildings, zero (0) agricultural labor units, one (1) 1.7390 acre severable exception area for a public access easement, and one (1) Residual Dwelling Site Opportunity (RDSO); and

WHEREAS, Schedule (B) of the Deed of Easement indicated that at the time of the execution of the Deed of Easement no nonagricultural uses exist on the Premises; and

WHEREAS, the Owner leases the farm’s fields to a tenant farmer who grows corn, soy, and grain; and

WHEREAS, the Upper Delaware Soil Conservation District, contracted by the County to perform annual monitoring and inspections of preserved farms, reported to the County that fill material was observed on the Premises (Exhibit-C, Photos taken by Sandra Myers, UDSCD, on 9/17/24); and

WHEREAS, by letter dated September 17, 2024, the County notified the Owner of the concern and instructed Owner to cease and desist from bringing fill material onto the Premises (Exhibit-D, Letter from County to Owner dated 9/17/24); and

WHEREAS, on September 18, 2024, Corey Tierney, Director of the Warren County Department of Land Preservation and Administrator to the Warren County Agriculture

Development Board (CADB) inspected the Premises with Joel Schnetzer, Chairman of the CADB; and

WHEREAS, during the September 18, 2024 inspection, Mr. Tierney and Mr. Schnetzer observed areas of concern including: (i) a metal storage building, approximately 60 feet wide by 100 feet long, containing construction equipment, tools, materials, and supplies; (ii) a parking area surfaced with gravel and millings located near and around the metal storage building; (iii) multiple nonagricultural construction/excavation vehicles located in the parking area; (iv) fill material beneath and adjacent to the parking area; (v) a drainage swale, detention basin, and piped drainage structure to the north and northeast of the metal storage building and parking area; and (vi) millings in a second location adjacent to a Musconetcong River tributary, from where a camping trailer had previously been removed, approximately 1,850 feet north of Route 57; and

WHEREAS, Mr. Tierney took multiple photographs of the Premises during the September 18, 2024 inspection (*Exhibit-E, Photos taken during 9/18/24 inspection*); and

WHEREAS, on October 2, 2024, an inspection of the Premises was conducted by Mr. Tierney, Mr. Steven Gruenberg, Esq., conflict counsel for the CADB, and CADB members René Mathez, Bradley Burke, Jason Menegus, Matthew Hood, (Joel Schnetzer, Timothy Bodine); and

WHEREAS, SADC staff David Clapp and Timothy Willmott also inspected the Premises on October 2, 2024; and

WHEREAS, Mr. Harrington and his attorney, Anthony Sposaro, Esq., were present during the October 2, 2024 inspection to discuss with State and County representatives the alterations that Owner made to the Premises as well as the potential areas of concern; and

WHEREAS, Mr. Willmott took multiple photographs of the Premises during the October 2, 2024 inspection (*Exhibit-F, Photos taken during 10/2/24 inspection*); and

WHEREAS, on December 9, 2024, Mr. Tierney and Mr. Willmott met with Christopher Souders, Investigator with the New Jersey Department of Environmental Protection (NJDEP), to inspect the Premises; and

WHEREAS, Mr. Tierney took multiple photographs of the Premises during the December 9, 2024 inspection (*Exhibit-G, Photos taken during the 12/9/24 inspection*)

WHEREAS, utilizing Nearmap aerial imagery software, Mr. Tierney compiled aerial imagery of the alterations to the Premises between March 22, 2021 and October 12, 2024 with approximate measurements (*Exhibit-H, Nearmap Aerial Imagery with approximate measurements*); and

WHEREAS, based upon multiple inspections, photographs, and aerial imagery, the County has determined the following:

1. The October 4, 2020 aerial imagery shows a sloped field/pasture approximately 80,554 square feet in size (or about 1.85 acres) to the east and north of the existing barn; and
2. The July 1, 2022 aerial imagery shows a gravel lane that circled around the existing barn, enclosing an area of approximately 20,975 square feet (or about 0.48 acres); and

3. The aerial imagery shows a new structure approximately 60 feet wide and 100 feet long, previously referred to as the metal storage building, was constructed between July 1, 2022 and May 27, 2023; and
4. The metal storage building has a poured concrete floor, electric service, and insulated walls; and
5. The metal storage building contained non-agricultural items, materials, tools, and equipment; and
6. The preexisting barn, adjacent to the metal storage building, has also undergone renovations and includes electric service and well water connection; and
7. The aerial imagery shows a parking area, surfaced with gravel and millings, approximately 56,421 square feet (or about 1.30 acres) in size, was constructed between July 1, 2022 and October 12, 2024; and
8. The aerial imagery shows alterations including excavation of land, deposit of fill material, and construction of drainage structures on approximately 81,705 square feet (or about 1.88 acres) between July 1, 2022 and October 12, 2024; and
9. Excluding the barn and gravel lane area which existed in July 1, 2022, approximately 138,126 square feet (or about 3.17 acres) was altered, excavated, deposited with fill material, and constructed upon, including the footprint of the metal storage building; and
10. The fill material contained concrete, bricks, mortar, embedded building materials, asphalt chunks, asphalt millings, and unconsolidated soils from unknown sources; and
11. The area of fill appears to be actively eroding and depositing fill material into lower areas closer to the Musconetcong River tributary; and
12. Portions of the parking area, fill area, and drainage structures appear to be located within 300 feet of the Musconetcong River tributary; and
13. A second location on the Premises, adjacent to a Musconetcong River tributary and about 1,850 feet north of Route 57, was also altered with millings deposited in an area approximately 6,092 square feet (or about 0.14 acres); and
14. It did not appear, and could not be confirmed, that the top layers of the native soil were removed or otherwise set aside to be placed on top of the fill and are therefore presumed to be buried below the deposited fill; and
15. The alterations were not conducted in accordance with an approved United States Department of Agriculture Natural Resources Conservation Services (NRCS) Conservation Plan or a Soil Erosion and Sediment Control plan; and

WHEREAS, numerous non-agricultural vehicles and equipment were observed during the September 17, 2024, the September 18, 2024, and the October 2, 2024 inspections, but have since been removed as of the December 9, 2024 inspection; and

WHEREAS, during the December 9, 2024, two white commercial trucks, a gray enclosed trailer, and a skid-steer, were observed in the parking area, as well as two green sea-containers against the metal storage building and one green sea container in the corner of the parking area; and

WHEREAS, Mr. Tierney and Mr. Willmott could not access the interior of the sea containers or the metal storage building during the December 9, 2024 inspection, but viewing through the window there appeared to be a tractor-trailer rig parked inside the metal storage building; and

WHEREAS, Paragraph 1 in the Deed of Easement states, "Any development of the Premises for nonagricultural purposes is expressly prohibited"; and

WHEREAS, Paragraph 2 in the Deed of Easement states, "The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the [SADC]..."; and

WHEREAS, Paragraph 3 in the Deed of Easement states, in pertinent part, "All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement."; and

WHEREAS, Paragraph 5 in the Deed of Easements states, "No sand, gravel, loam, rock or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purposes for which the land is being used"; and

WHEREAS, Paragraph 6 in the Deed of Easement states, "No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice"; and

WHEREAS, Paragraph 7 in the Deed of Easement states, "No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises. (i) Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district. (ii) Grantor's long term objectives shall conform with the provisions of the farm conservation plan."; and

WHEREAS, at its December 19, 2024 meeting, the CADB reviewed the condition of the Premises as set forth above.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference; and
2. The CADB finds that Owner violated Paragraphs 1, 2 and 3 of the Deed of Easement by developing the Premises for nonagricultural purposes by constructing a metal storage building, approximately 60 feet wide by 100 feet long, which has been and is continuing to be used to store non-agricultural commercial vehicles, construction equipment, tools, materials, and supplies which are commercial in nature and unrelated to the agricultural production and operation occurring on the Premises; and
3. The CADB finds that Owner violated Paragraphs 1, 2 and 3 of the Deed of Easement by developing the Premises for nonagricultural purposes by constructing a large parking area surfaced with gravel and millings, which has been and is continuing to

be used for storing multiple commercial vehicles, equipment, and storage containers unrelated to the agricultural production and operation occurring on the Premises; and

4. The CADB finds that Owner violated Paragraph 5 of the Deed of Easement by importing and depositing a significant amount of fill material (a more precise volume quantity to be determined) on the Premises, near and around the barn, for nonagricultural purposes and that an area of approximately 138,126 square feet (or about 3.17 acres) was altered, excavated, deposited with fill material, and constructed upon with the metal storage building, parking area, and drainage structures; and
5. The CADB finds that Owner violated Paragraph 5 of the Deed of Easement by importing and depositing millings and other fill material on the Premises, adjacent to the Musconetcong River tributary and about 1,850 feet north of Route 57, for nonagricultural purposes; and
6. Given the presence of concrete, bricks, mortar, embedded building materials, asphalt chunks, asphalt millings, and unconsolidated soils from unknown sources observed in the fill material near the barn, the CADB finds that Owner may have also violated Paragraph 6 of the Deed of Easement if further investigation determines the fill material includes solid waste; and
7. The CADB finds that Owner violated Paragraph 7 by altering, excavating, depositing fill materials, and constructing the metal storage building, parking area, and drainage structures for nonagricultural purposes within close proximity to the Musconetcong River tributary, on steep slopes, without first removing and storing native soils, and by covering-over and removing from agricultural production an approximately 1.85 acre pasture/field, without first obtaining, and not in accordance with, an approved NRCS Conservation Plan or a Soil Erosion and Sediment Control plan; and
8. Paragraph 16 of the Deed of Easement provides that in the event of any violation of the terms and conditions of the Deed of Easement, the County or the SADC may institute, in the name of the State of New Jersey, any proceedings to enforce the terms and conditions of the Deed of Easement including the institution of a suit to enjoin such violations and to require restoration of the Premises to its prior condition.

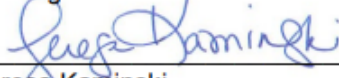
BE IT FURTHER RESOLVED, that the Board shall forward a copy of this determination to the Owner and to the State Agriculture Development Committee (SADC) for further evaluation and enforcement.

Roll Call: Mr. Mathez – yes; Mr. Bodine – yes; Mr. Burke – yes;
Mr. Hood – yes; Mr. Menegus – yes. Mr. Schnetzer – absent.

*Mrs. Watters has recused herself from this matter.

CERTIFICATION

I, Teresa Kaminski, Secretary to the Warren County Agriculture Development Board, do hereby certify the foregoing to be a true and accurate copy of a Resolution adopted by the Warren County Agriculture Development Board at a meeting of said Board held on December 19, 2024.



Teresa Kaminski
Secretary to the Board

SCHEDULE "D" (Photos)

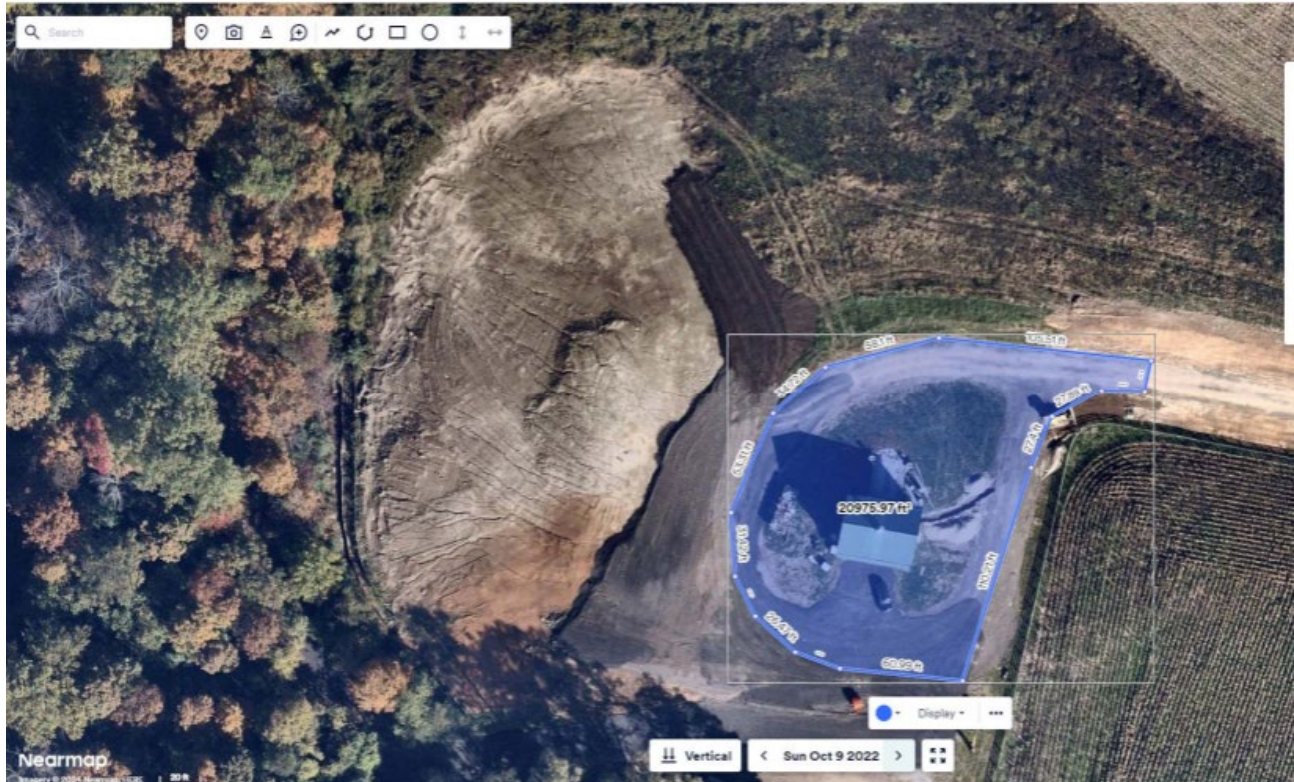


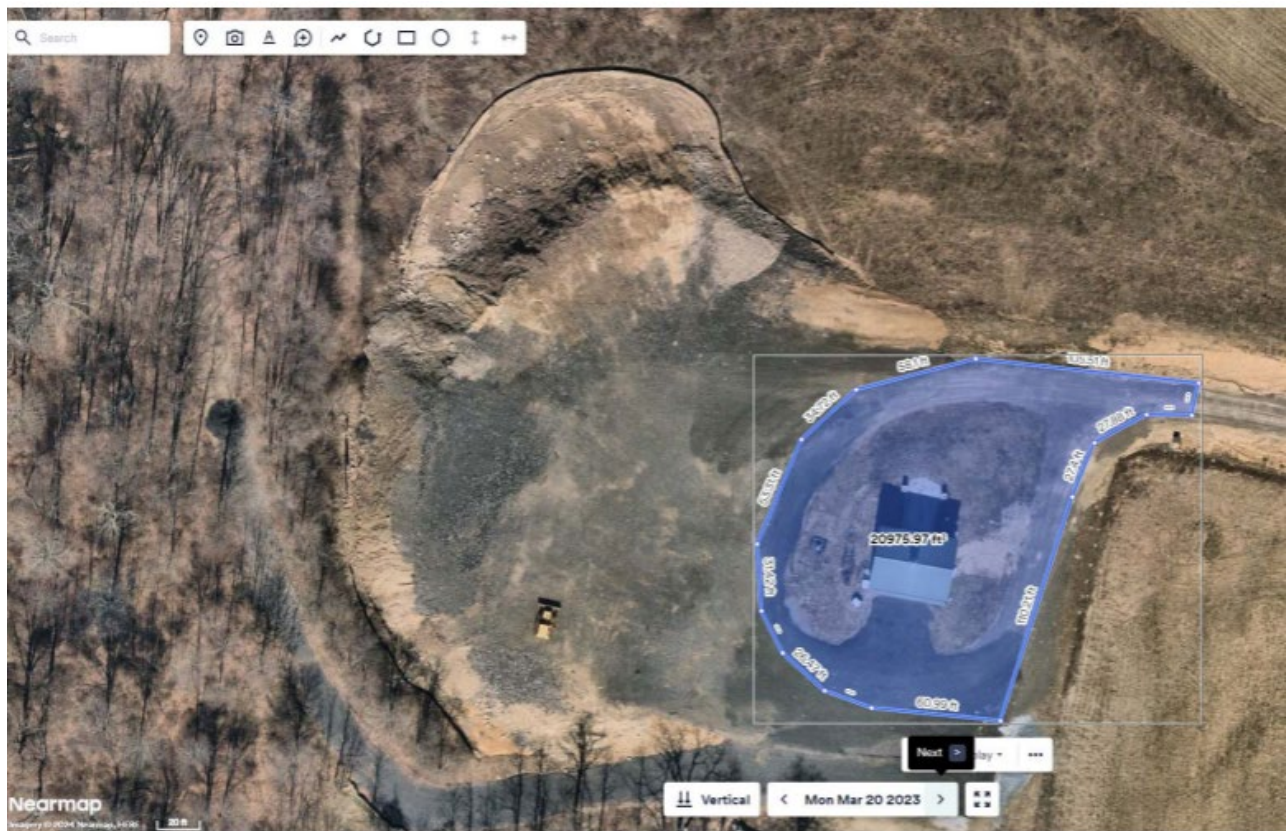


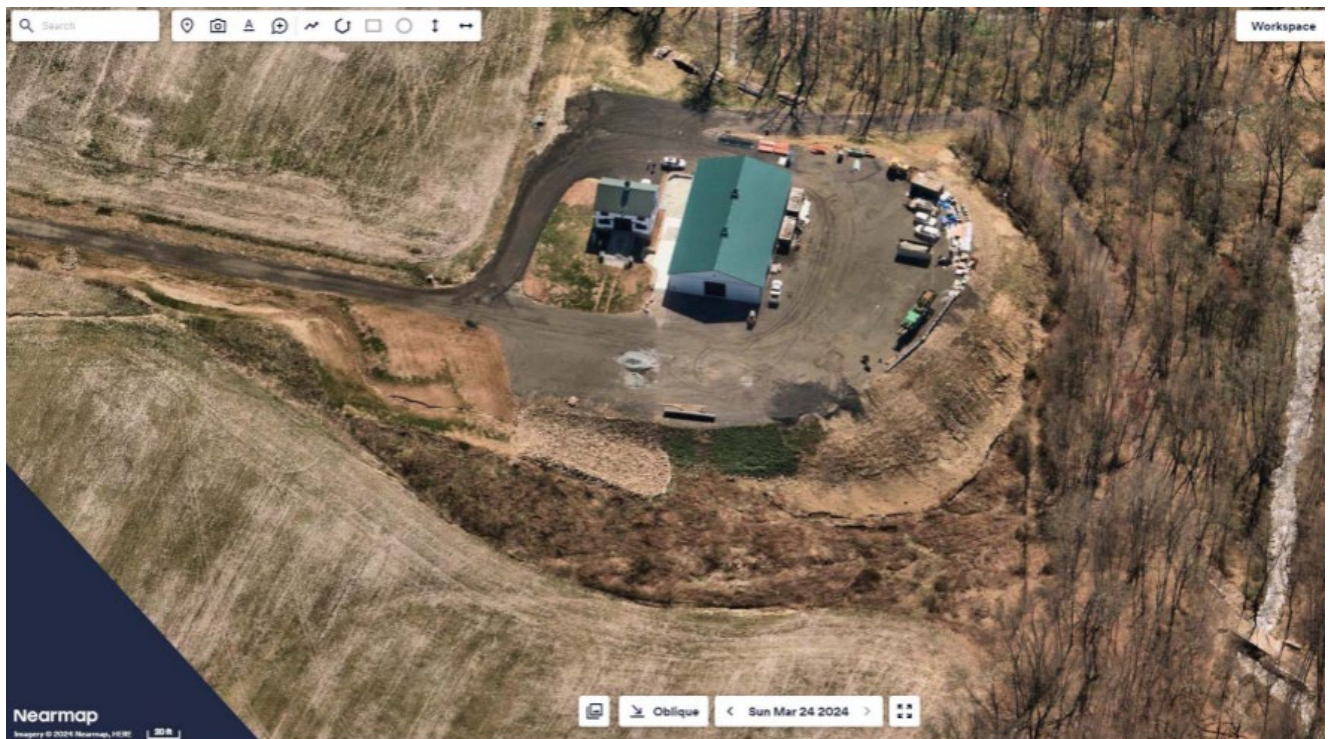
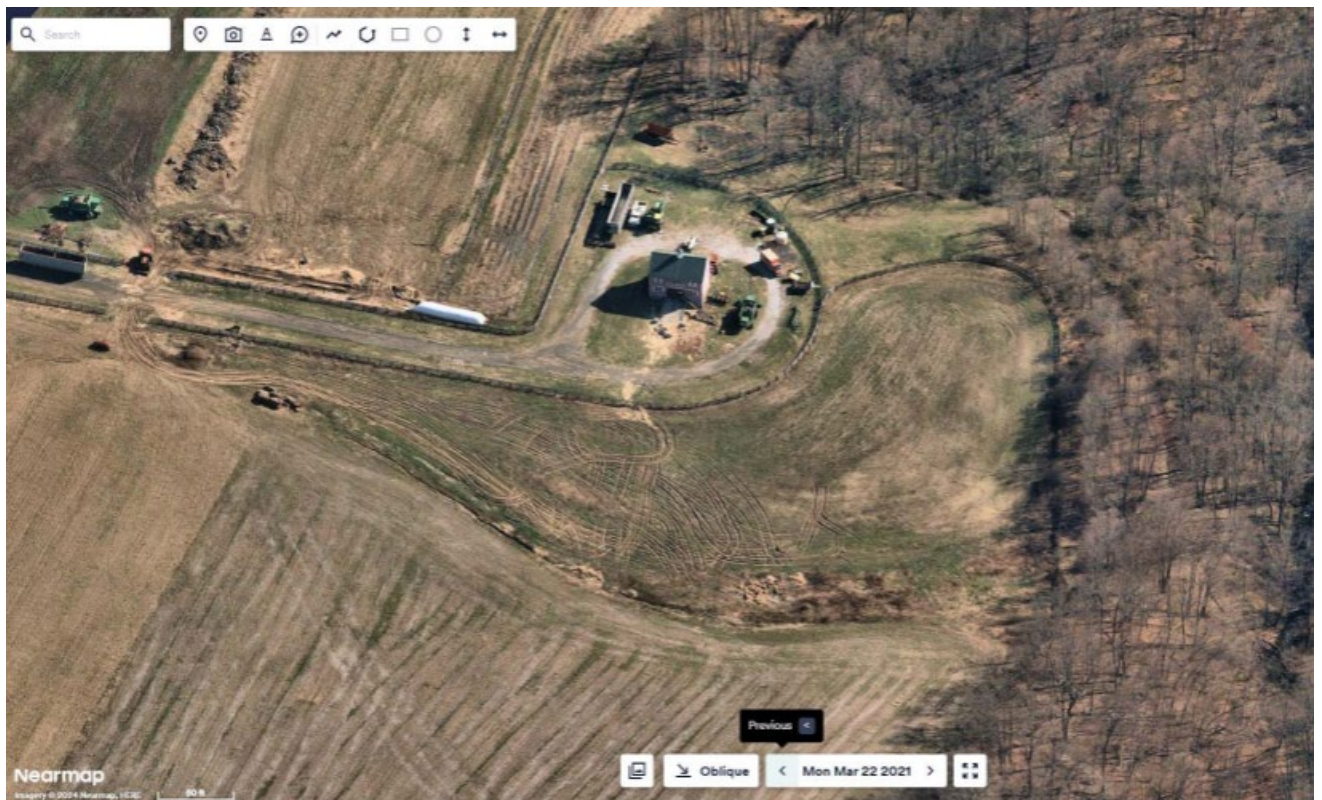




Schedule “E” Aerial Timeline







**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2025R2(3)**

**Commercial Farm and Generally Accepted Agricultural Practice Findings;
Return of Complaint to the Middlesex County Agriculture Development Board**

**NJ Right to Farm Act Hearing, December 5, 2024
Monroe Township v. Smentkowski Farms and Slammin' Canz, Inc.
SADC ID #2050**

February 27, 2025

**Subject Property:
Block 32, Lot 2.3
Monroe Township, Middlesex County**

WHEREAS, the Middlesex County Agriculture Development Board (MCADB or board) forwarded to the State Agriculture Development Committee (SADC or Committee) a Right to Farm complaint filed by Monroe Township alleging unreasonable noise from operations at the property; and

WHEREAS, the board had previously concluded that the property was a commercial farm and that certain operations in dispute were included in the list of permitted agricultural activities in N.J.S.A. 4:1C-9, and the complaint was transmitted to the SADC for a determination whether the disputed agricultural activities constitute generally accepted operations or practices; and

WHEREAS, N.J.A.C. 2:76-2.7(h) and (i) provide that upon receipt of a complaint forwarded by a county agriculture development board, the Committee shall review the board's commercial farm determination and hold a hearing limited to consideration of whether or not the disputed agricultural activities constitute generally accepted operations or practices; and

WHEREAS, the SADC makes the following **FINDINGS OF FACT** based on a hearing held at its public meeting on December 5, 2024, at which the SADC heard the testimony of Richard Smentkowski and the arguments of counsel for the township and for Smentkowski; on the documentary record provided by the MCADB; and on written submissions of counsel and certifications of the parties:

1. Smentkowski Brothers, t/a Smentkowski Farms, is a partnership whose partners are Richard Smentkowski and James Smentkowski.
2. Slammin' Canz, Inc. is a corporation whose owners are Richard Smentkowski and James Smentkowski.
3. The property is owned by Smentkowski Farms.
4. The property is farmland assessed, produces agricultural products worth \$2,500 or more annually, and is located in the township's R3A residential-agricultural zone in which agriculture is a permitted use.
5. The following activities occur on the property:
 - a. Smentkowski Farms' production of swine fed with bakery, tofu, and rice-and-beans waste brought to the property by Slammin' Canz vehicles;

- b. Hay production by Smentkowski Farms;
 - c. The hauling of the Smentkowski Farms' swine by Slammin' Canz vehicles off-site for butchering;
 - d. Slammin' Canz commercial hauling, tree removal, demolition and dumpster business;
 - e. Slammin' Canz hauling of bakery, tofu, and rice-and-beans waste not fed to Smentkowski Farms' swine to a processing location outside New Jersey;
 - f. Slammin' Canz hauling of wood from its tree removal business back to the property to be chipped for bedding for Smentkowski Farms' livestock and the sale of excess wood chips; and
 - g. Mulch production from trees brought to the farm by Slammin' Canz from off-site for subsequent sales.
6. There is no evidence that the operations conducted on the property pose a direct threat to public health and safety, and the record reflects that Smentkowski Farms and Slammin' Canz are in compliance with relevant federal and state laws and regulations.

WHEREAS, based on the **FINDINGS OF FACT** set forth above, the SADC makes the following **CONCLUSIONS OF LAW**:

- 1. The property is, in accordance with N.J.S.A. 4:1C-3, a "commercial farm" upon which Smentkowski Farms operates a single agricultural enterprise using the hauling services of a separate and distinct business entity, Slammin' Canz, whose vehicles and equipment also occupy the property.
- 2. The following activities on the property are generally accepted agricultural operations or practices eligible for Right to Farm Act protection:
 - a. Smentkowski Farms' production of swine fed with bakery, tofu, and rice-and-beans waste brought to the property by Slammin' Canz vehicles;
 - b. Smentkowski Farms' hay production; and
 - c. The hauling of Smentkowski Farms' swine by Slammin' Canz vehicles off-site for butchering.
- 3. The following activities on the property are not generally accepted operations or practices and are ineligible for Right to Farm protection:
 - a. Slammin' Canz commercial hauling, tree removal, demolition and dumpster business; and
 - b. Mulch and wood chip production from trees brought to the farm by Slammin' Canz from off-site for subsequent sales.
- 4. Smentkowski Farms' use of Slammin' Canz vehicles to haul excess bakery, tofu, and rice-and-beans waste to a processing location outside New Jersey may be eligible for Right to Farm protection depending on the amount of bakery, tofu, and rice-and-beans waste

actually needed for on-site consumption by Smentkowski Farms' swine; on-farm activities related to the transport of excess bakery, tofu and rice-and-beans waste by Slammin' Canz vehicles and equipment for off-site processing in an amount disproportionate to that needed for Smentkowski Farms' swine are ineligible for Right to Farm protection.

5. Smentkowski Farms' use of Slammin' Canz vehicles for the hauling of wood from Slammin' Canz tree removal business back to the property to be chipped and/or mulched for Smentkowski Farms' on-farm livestock bedding may be eligible for Right to Farm protection depending on the amount of wood material actually needed for bedding of Smentkowski Farms' livestock; on-farm activities related to the transport off-site of excess wood chips and/or mulch by Slammin' Canz vehicles and equipment in an amount disproportionate to that used for Smentkowski Farms' livestock bedding are ineligible for Right to Farm protection.

WHEREAS, based on the above **CONCLUSIONS OF LAW**:

1. This matter is returned to the MCADB, in accordance with N.J.S.A. 4:1C-10.1c. and N.J.A.C. 2:76-2.7(i)1 and (j), for a public hearing on the allegations of the noise complaint filed by Monroe Township as it pertains to the generally accepted agricultural activities that are occurring on the property as set forth in **CONCLUSIONS OF LAW** paragraphs 2a., 2b. and 2c., and that may be occurring on the property as described in **CONCLUSIONS OF LAW** paragraphs 4 and 5; the hearing shall elicit evidence including, but not limited to, a clear articulation of vehicle and equipment usage on the property as between the two companies; tonnage amounts bearing on the food waste and wood described above; the impact of the agricultural operations on neighboring properties; and balancing the parties' conflicting interests; and

2. Monroe Township's noise complaint, to the extent it pertains to activities occurring on the property as set forth in **CONCLUSIONS OF LAW** paragraphs 3a. and 3b., is dismissed and, as set forth in N.J.A.C. 2:76-2.7(i)2, this specific determination by the SADC is considered final administrative agency action.

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

February 27, 2025

Date



Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2025R2(4)

Special Occasion Events on Preserved Farmland
Saddlehill Cellars, LLC
February 27, 2025

Subject Property:

Block 199, Lot 5
Voorhees Township, Camden County
69.81 Acres
SADC ID# 04-0001-FS
SOE ID# 04-0001-FS-SOE1

I. Applicant and property

WHEREAS, Saddlehill Holdings, LLC, hereinafter “Owner”, is the record owner of Block 199, Lot 5, in Voorhees Township, Camden County, by deed dated March 2, 2021, and recorded in the Camden County Clerk’s Office on March 25, 2021 in Deed Book 11668, Page 1441, totaling 69.81 acres, hereinafter referred to as the “Premises”, as shown in **Schedule A**; and

WHEREAS, the State Agriculture Development Committee (SADC) acquired the Premises from Edmund D. Stafford, Randall B. Stafford, III, Alvin W. Stafford, Arthur C. Stafford, Benjamin C. Stafford, David C. Stafford, and Stafford Farm, Inc., by deed dated January 6, 2004, and recorded in the Camden County Clerk’s office on January 8, 2004, in Deed Book 7317, Page 1117; and

WHEREAS, the Premises was sold by the SADC through its fee simple public auction process on October 15, 2004; and

WHEREAS, the SADC transferred title to the Premises to Ken Kazahaya on February 15, 2005, by deed recorded in the Camden County Clerk’s office on March 4, 2005 in Deed Book 7749, Page 766, with said deed including agricultural deed restrictions for farmland preservation purposes pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. (ARDA); and

WHEREAS, the Premises was preserved with federal funding and the Deed of Easement contains additional federal provisions, including that the total impervious surface coverage cannot exceed five (5) percent of the Premises and that new impervious surfaces must be located within the easement’s designated building envelope area; and

WHEREAS, Saddlehill Cellars, LLC, hereinafter “Applicant” and “Operator”, is the farm operator of the Premises; and

WHEREAS, the Camden County Agriculture Development Board, by a resolution dated January 4, 2022, approved a Site-Specific Agricultural Management

Practice (SSAMP) for Saddlehill Cellars for equine, winery, and on-farm direct marketing activities and facilities, including the construction of a horse barn (approximately 4,320 square feet), a wine processing and barrel storage facility (approximately 9,600 square feet), and a tasting room facility (approximately 7,000 square feet) that would include a sales area and commercial kitchen; and

WHEREAS, on April 28, 2022, the SADC approved an application from the Owner to construct an approximately 735 sq./ft., one-bedroom apartment, which includes a kitchen, a bathroom, and a living room, on the second floor of the proposed new horse barn, to house one (1) full-time agricultural laborer on the Premises; and

WHEREAS, since the approval of the SSAMP and application to construct agricultural labor housing, the Operator has constructed the horse barn with agricultural labor apartment, wine processing and barrel storage facility, and tasting room facility; and

II. Special Occasion Events law

WHEREAS, P.L. 2023, c.9, effective February 3, 2023, recognizes that, under certain conditions, the holding of special occasion events (SOEs) can have a positive effect on the operations of preserved farms and that, with proper oversight, SOEs on preserved farmland can have minimal impact on land's viability for farming and provide new business opportunities for farmers, without displacing agricultural or horticultural production as the first priority use of preserved farmland or disrupting neighborhoods that surround preserved farms; and

WHEREAS, the SOE statute defines an SOE as a wedding, lifetime milestone event, or other cultural or social event conducted, in whole or in part, on preserved farmland on a commercial farm, and states that SOEs shall not include activities eligible for the protections of the Right to Farm Act, N.J.S.A. 4:1C-1 et seq.; recreational uses permitted under the farmland preservation deed of easement; weddings held for the owner, operator, or employee of the commercial farm; and weddings held for certain family members of the commercial farm owner; and

WHEREAS, the SOE statute requires that farm owners and farm operators apply for and receive written approval from the farmland preservation easement holder prior to holding SOEs on preserved farmland; and

WHEREAS, a farm operator, with written authorization from the farm owner, may apply to hold SOEs on preserved farmland; and

WHEREAS, if the Applicant is the Operator but not the Owner of the farm, the Operator shall submit a notarized affidavit from the Owner authorizing the application; and

WHEREAS, the farm must be in compliance with the farmland preservation deed of easement to qualify to hold SOEs; and

WHEREAS, the preserved farmland must be a commercial farm and also produce agricultural or horticultural products worth \$10,000 or more annually to qualify to hold SOEs; and

WHEREAS, the SOE statute defines the area used to hold SOEs as the “occupied area”, meaning any area supporting the activities and infrastructure associated with a special occasion event including, but not limited to: an area for parking, vendors, tables, equipment, infrastructure, or sanitary facilities; an existing building; or a temporary or portable structure; and

WHEREAS, the occupied area associated with an SOE shall be no more than the lesser of 10 acres or 10 percent of the preserved farmland; and

WHEREAS, SOEs shall not interfere with the use of the preserved farmland for agricultural or horticultural production; and

WHEREAS, SOEs shall have minimal effects on the occupied area and shall be designed to protect the agricultural resources of the land and ensure that the land can be readily returned to productive agricultural or horticultural use after an SOE; and

WHEREAS, the SOE statute does not apply to SOEs, or the parts of SOEs, that are held on exception areas or other locations that are not preserved farmland; and

WHEREAS, the SOE statute contains the following requirements regarding holding SOEs on preserved farmland:

1. SOEs that involve the service of alcoholic beverages shall comply with all applicable State and local laws, regulations, resolutions, and ordinances; and
2. All applicable State and local laws, regulations, resolutions, and ordinances including, but not limited to, those concerning food safety, litter, noise, solid waste, traffic, and the protection of public health and safety shall apply to the special occasion event and all activities related thereto; and
3. To comply with local laws, regulations, resolutions, and ordinances, and if the proposed SOE meets certain conditions, the municipality may require that the owner or operator of the farm submit an application to the municipality for approval, but the municipality shall not charge an application fee of more than \$50.00 and the application shall not require more information than the identification and location where tents and other temporary structures, sanitary facilities, parking, access and egress will be located, where music will be played, the number of expected guests, and other information that may be required of a similar event when conducted at a public park or public venue; and
4. A municipality may require a municipal application if the SOE would: (a) generate a parking or traffic flow situation that could unreasonably interfere

with the movement of normal traffic or emergency vehicles or other organized group sharing similar common purposes or goals proceeding in or upon any street, park, or other public place within the municipality; or (b) require the expenditure of municipal resources or inspections from agencies or authorities of the municipality; and

5. No new permanent structures shall be constructed on preserved farmland for the purpose of holding SOEs; and
6. Permanent structures constructed fewer than five years prior to the date of the application shall not be used for holding SOEs; and
7. Improvements to existing structures shall be limited to the minimum required for the protection of health and safety; and
8. The installation and use of tents, canopies, umbrellas, tables, chairs, and other temporary structures on preserved farmland for the purpose of holding SOEs is permitted provided they comply with applicable construction and fire codes and are limited to use from April 1 to November 30; and
9. No public utilities, including gas or sewer lines, shall be extended to preserved farmland for the purpose of holding SOEs, except that electric and water service may be extended to preserved farmland for the purpose of holding special occasion events; and
10. Parking for SOEs shall be provided through the use of existing parking areas on the farm and curtilage surrounding existing buildings to the extent possible, and additional on-site areas required for temporary parking shall comply with the standards in the Agricultural Management Practice (AMP) for On-Farm Direct Marketing Facilities, Activities, and Events, N.J.A.C. 2:76-2A.13; and
11. If a farm holds more than one SOE on the same calendar day, only one of the SOEs held on that calendar day may have over 100 guests; and
12. A farm may hold 26 SOEs each calendar year, of which only six SOEs may have 250 guests or more in attendance at any time during the event; and
13. SOEs held by or for a nonprofit entity shall not count against the 26 SOE limit if the event has fewer than 100 guests and the permittee does not charge for, and receives no fees or compensation for, hosting the event, other than for reimbursement of out-of-pocket expenses, provided the maximum reimbursement to the permittee shall not exceed \$1,000; and
14. A retail food establishment, other than a temporary retail food establishment, shall not operate on a farm in support of SOEs, with the exception of a retail food establishment based at the farm; and

III. Previous Application

WHEREAS, on March 5, 2024, the Applicant submitted an “Application to Hold Special Occasion Events on Preserved Farmland” to the SADC, which the SADC approved on April 25, 2024 through Resolution FY2024R4(3); and

WHEREAS, Resolution FY2024R4(3) approved the Applicant to hold SOEs on the Premises in calendar year 2024; and

IV. Current Application

WHEREAS, on January 3, 2025, the Applicant and Operator submitted and the SADC received a renewal “Application to Hold Special Occasion Events on Preserved Farmland”; and

WHEREAS, in January 2025, in response to written questions from the SADC, the Applicant submitted additional application information to clarify and modify application details and to complete the application; and

WHEREAS, the application was signed on December 30, 2024 by William Green on behalf of the Applicant and Operator, Saddlehill Cellars, LLC; and

WHEREAS, the application included a notarized affidavit signed on December 30, 2024 by William Green on behalf of the Owner, Saddlehill Holdings, LLC, authorizing the application; and

WHEREAS, Resolution FY2024R4(3) states that the operating agreement for Saddlehill Cellars, LLC appointed William S. Green as its Manager, with the right to act on behalf of and bind the LLC; and

WHEREAS, Resolution FY2024R4(3) states that the operating agreement for Saddlehill Holdings, LLC appointed William Green as its Manager, with the right to act on behalf of and bind the LLC; and

WHEREAS, the Applicant represented that there have been no changes to the Saddlehill Cellars, LLC or Saddlehill Holdings, LLC operating agreements and that William Green is the manager of both LLCs; and

WHEREAS, the application stated that the Applicant intends to continue holding SOEs as approved without change and relies on the information and exhibits attached to Resolution FY2024R4(3) in support of its renewal application; and

WHEREAS, the Applicant is seeking a multi-year approval from the SADC to hold SOEs in at least calendar years 2025 and 2026; and

WHEREAS, the Applicant is seeking SADC approval to hold an estimated 13 weddings, 7 lifetime milestone events, and 6 other cultural or social events in each calendar year, or an estimated total of 26 SOEs per year; and

WHEREAS, the Applicant represented that there is a commercial farm on the preserved farmland and that the value of agricultural or horticultural crops produced on the preserved farmland is \$10,000 or more annually; and

WHEREAS, the Applicant represented that the current agricultural and horticultural uses of the preserved farm are the same as those described in Resolution FY2024R4(3): hay (15.45 acres), fruit (1.75 acres), grapes (27 acres), flowers (2 acres), horses and ponies (6 acres), bee hives (0.25 acres), potatoes (3 acres), alpacas (0.87 acres), grazing (3.49 acres), vegetables (6 acres), and agricultural facilities (2 acres) and;

WHEREAS, the application included copies of the most recently filed FA-1 and Supplemental Gross Sales forms, for the Premises; and

WHEREAS, the Applicant is proposing to use the same Occupied Area for all SOEs as the one that was proposed with its previous application, hereinafter referred to as the "Occupied Area Applicant Map", as shown in Schedule B; and

WHEREAS, the application estimated that approximately 3 weddings and 3 other cultural or social events would have 250 guests or more in attendance at any one time; and

WHEREAS, the application stated that only outdoor areas and temporary structures, and no permanent structures, would be used for holding SOEs; and

WHEREAS, the Owner, in addition to planning to hold up to 26 SOEs on the Premises per calendar year, intends to have SOEs held by or for nonprofit entities satisfying the exemption criteria in P.L. 2023, c.9 for not counting against the 26 SOEs limit; and

WHEREAS, the application described the SOEs proposed to be held as the following:

1. Weddings: "Wedding ceremonies and receptions held outside in field/lawn adjacent to tasting room and/or in a temporary tent; some receptions cocktail-type and some sit-down dinners outside where caterer supplies food using a chef's tent; with portable, temporary bathroom and portable generator for power. We have three (3) different areas that could be used for SOE 1) In the infield of the track; 2) behind the new tasting room; or 3) between the barn and winery"; and
2. Lifetime milestone events: "Private parties and gatherings (for milestones, businesses, etc.) in field/lawn adjacent to tasting room and/or in a temporary tent; some cocktail-type and some sit-down dinners; outside caterer supplies food using a chef's tent; with portable, temporary bathroom and portable generator for power"; and
3. Other cultural or social events: "Hosting non-for-profit, corporate, or other private group having a cocktail-type or sit-down dinner type event such as a fundraiser or other social events or celebration in field/lawn adjacent to tasting room and/or in a temporary tent; outside caterer supplies food using a chef's tent; with portable temporary bathroom and portable generator for power"; and

WHEREAS, the Applicant is proposing to provide electricity service and water service for SOEs in the same manner that they had proposed in its previous application; and

WHEREAS, the Applicant's previous application stated that in the racetrack infield area, identified as Temporary Tent Location 1 on the Occupied Area Applicant Map, electricity service would be supplied via a portable temporary generator and water service would be provided via a temporary tank; and

WHEREAS, the Applicant's previous application stated that in the areas identified as Temporary Tent Locations 2 and 3 on the Occupied Area Applicant Map, temporary water and electricity service would be provided via connections to the nearby, existing buildings; and

WHEREAS, the Applicant is proposing to use the same existing permanent parking areas and temporary overflow parking areas for SOEs proposed in its previous application; and

WHEREAS, the application stated that the proposed SOEs would use existing permanent parking areas and temporary overflow parking areas, as indicated on the Occupied Area Applicant Map, and that for the largest other cultural or social events, offsite parking at office buildings on properties adjacent to the Premises would be utilized with shuttle service to the farm; and

V. Annual SOE Certification

WHEREAS, pursuant to P.L. 2023, c.9 and Resolution FY2024R4(3), the Applicant is required to annually certify to the SADC information about the SOEs that were held in 2024, including, but not be limited to, the date, occasion, and approximate number of attendees of each event; and

WHEREAS, the Applicant submitted its Annual SOE Certification on January 31, 2025, certifying that no SOEs were held on the premises in 2024; and

VI. Review of Application and Certification

WHEREAS, the SADC's review of the Applicant's proposed Occupied Area remains the same, as this area remains the same as what has been reviewed with the previous application; and

WHEREAS, the SADC, to measure the acreage of the occupied area depicted on the Occupied Area Applicant Map, had previously created a GIS map with the same approximate outlines, hereinafter referred to as the "Occupied Area SADC Map", as shown in **Schedule C**; and

WHEREAS, the occupied area is approximately 6.77 acres, or approximately 9.7% of the Premises, as calculated using the Occupied Area SADC Map; and

WHEREAS, the SADC's review of whether the preserved farmland produces agricultural or horticultural products worth \$10,000 or more annually remains the same, as the information provided with the renewal application is the same as what had been provided with the previous application; and

WHEREAS, the SADC, to review whether the preserved farmland produces agricultural or horticultural products worth \$10,000 or more annually, had previously used the information from the application regarding the farm's current agricultural or horticultural uses and an Agricultural/Horticultural Production Value Estimating Tool For SOE Applications, hereinafter "Estimating Tool", as shown in **Schedule D**; and

WHEREAS, the Estimating Tool indicates that the value of agricultural or horticultural products produced on the Premises is more than \$10,000 annually;

WHEREAS, the SADC contacted the USDA Natural Resources Conservation Service (NRCS) to see if it had any comments or concerns regarding the SOE renewal application; and

WHEREAS, NRCS indicated it does not have any comments or concerns; and

WHEREAS, on January 17, 2025, the SADC performed a site inspection of the Premises; and

WHEREAS, in February 2025, the SADC reviewed the Applicant's website, which includes information on private and large group bookings, classes and events, winery tours, winery tastings, wine menus, food menus, and food catering, among other information; and

WHEREAS, several of the website pages, including those for Reservations, Private & Large Group Bookings, and FAQs, mention the SOE law and that SOEs must be in an area approved by the SADC and cannot be held in permanent structures that have been constructed within five years of an application to hold SOEs; and

WHEREAS, the website describes the option of pairing the farm's wine with selections from the farm's culinary menu; and

WHEREAS, the website has food menus for different days and events; the food menus include options for meals, including some with multiple courses; and the descriptions for some of the classes and events suggest making dinner reservations; and

WHEREAS, the SADC has previously determined that the sale of meats, cold cuts, cheese, pies, and food stuff is permitted on a preserved farm winery provided that they are offered to the customer as a minor complement to the tasting of wines, and that the area dedicated for this purpose cannot be used for meal catering; and

WHEREAS, further discussion with the Applicant is needed to understand the nature and scope of the farm's food menus and food service, and further SADC analysis is needed to clarify when food service would be considered part of on-

farm direct marketing activities and events, part of an SOE, or not permitted by the deed of easement; and

WHEREAS, further discussion with the Applicant is needed to understand the nature of the farm's classes and events, and further SADC analysis is needed regarding whether they could be considered on-farm direct marketing activities and events, recreational uses under the deed of easement, or SOEs that would need SADC approval and included in the annual SOE certification; and

WHEREAS, conducting catering business activities is not a permitted use of the preserved farm under ARDA and the SOE law; and

WHEREAS, the SOE statute states that the easement holder shall approve an SOE application upon a determination that the farm is in compliance with the terms of the farmland preservation deed of easement and a finding that the Applicant and proposed SOEs comply with the requirements of the SOE statute and any rules and regulations adopted by the SADC; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC makes the following relevant findings of fact and conclusions of law regarding the application by the Applicant to hold SOEs on the Premises:
 - a. The farm is in compliance with the farmland preservation deed of easement, provided the farm is not conducting catering activities and provided continued monitoring of the farm's activities and events does not find compliance issues.
 - b. There is a commercial farm on the Premises.
 - c. The preserved farmland produces agricultural or horticultural products worth at least \$10,000 annually.
 - d. The proposed occupied area is no more than the lesser of 10 acres or 10 percent of the preserved farmland.
 - e. The proposed number of SOEs to be held on the farm during the calendar year is not more than 26.
 - f. The proposed number of SOEs that would have 250 guests or more in attendance at any time during the event is not more than 6.
 - g. The Operator has written authorization from the Owner to hold SOEs.

- h. The farm and proposed SOEs comply with the requirements of the SOE statute, provided continued monitoring of the farm's activities and events does not find otherwise.
3. The SADC approves the Applicant's renewal application to hold SOEs on the Premises in calendar year 2025, provided the farm remains in compliance with ARDA, the terms of the farmland preservation deed of easement, the SOE statute, and SADC resolutions.
4. The Applicant shall annually certify to the SADC, in a form and manner prescribed by the SADC, information about the SOEs that were held in the prior calendar year, including, but not be limited to, the date, occasion, and approximate number of attendees of each event.
5. The SADC will transmit a copy of this resolution to the Camden County Agriculture Development Board, Voorhees Township, and the NRCS.
6. This action is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
7. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/27/2025
DATE



Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	RECUSED
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Schedule A

Premises

Saddlehill Cellars, LLC (04-0001-FS)



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Saddlehill Cellars, LLC
Block 199 Lot 5 (69.81 ac)
Voorhees Twp., Camden County



250 125 0 250 500 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/Near Map 2023 Digital Aerial Image

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

April 10, 2024

Schedule B

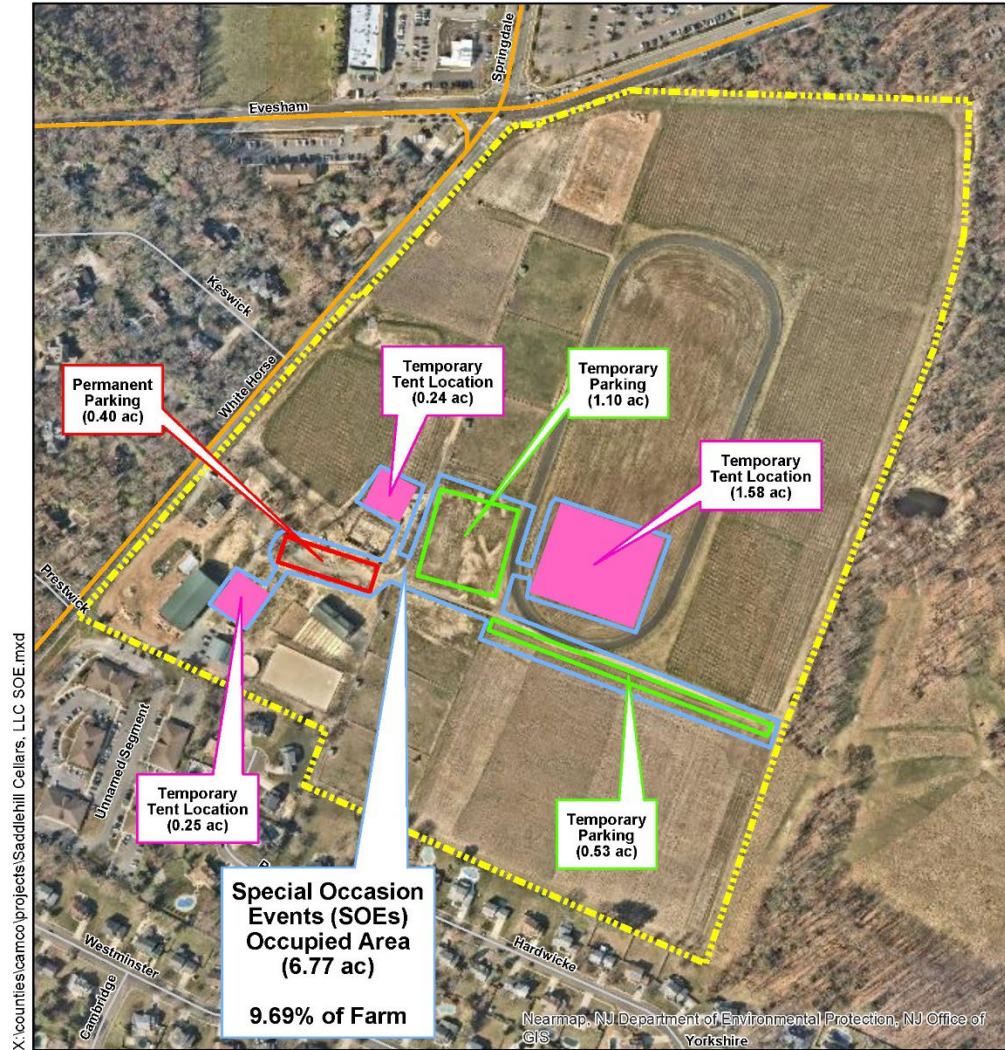
Occupied Area Applicant Map



Schedule C

Occupied Area SADC Map

Special Occasion Events (SOEs) Occupied Area



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

Schedule D

Agricultural/Horticultural Production Value Estimating Tool For SOE Applications

Agricultural/Horticultural Production Value Estimating Tool For Special Occasion Event (SOE) Applications			
Applicant Name	Saddlehill Cellars, LLC		
Farm Address	1407 White Horse Road, Voorhees, NJ 08043		
County	Camden		
Municipality	Voorhees		
SADC ID Number	04-0001-FS		
General Category of Production	Estimated Gross Production Value/ Acre	Number of Acres	Total Estimated Gross Production Value
Vegetable	\$1,747	9.0	\$15,724.80
Fruit (other than grapes)	\$6,335	1.8	\$11,086.25
Winery/Grapes	\$0	27.0	\$0.00
Nursery/greenhouse/floriculture	\$10,000	2.0	\$20,000.00
Sod	\$6,000		
Field crops	\$294		
Hay	\$287	15.5	\$4,438.79
Equine	\$190	6.0	\$1,140.00
Livestock	\$190	4.4	\$828.40
Dairy	\$190		
Christmas Trees	\$0		
Woodland	\$0		
TOTALS		65.6	\$53,218.24
Basic Instructions: Fill in the number of acres from the farm's SOE Application. The spreadsheet estimating tool will then provide an estimated value of the farm's annual agricultural or horticultural production.			
*Notes: The SADC is in the process of adding an "Estimated Gross Production Value/Acre" for each "General Category of Production". Any category that does not yet have an estimated value will show up as \$0. Please check back regularly for updated versions of this spreadsheet tool as the remaining estimated values get added.			
*Last Updated 3/23/23			

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R2(5)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of
Ladner, Herbert H. Jr - SADC ID#:17-0397-DE

FEBRUARY 27, 2025

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

WHEREAS, on November 22, 2024, the SADC received a development easement sale application from Herbert H. Ladner Jr., hereinafter "Owner," for the property identified as Block 34, Lots 40, 4.01, and 4.02, Quinton Township, Salem County, hereinafter "the Property," totaling approximately 33.91 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes zero (0) exceptions, one (1) 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 in hay production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 65.34 and contains approximately 33.91 acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Salem County minimum score criteria for the "Priority" category which requires a quality score of at least 61, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 94 and 64 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
 - a. has a quality score of 65.34, which is above minimum ranking criteria for a "Priority" farm in Salem County;
 - b. has approximately 34% Prime soils and 66% Statewide Important soils; and
 - c. is within the County Agriculture Development Area and identified as a candidate for preservation by the county and municipality.

- d. is located immediately adjacent to another preserved farm and is in a community with a significant investment in farmland preservation.
 - e. the SADC believes that the conversion of the farm to non-agricultural use would likely cause a substantial negative impact on the public investment made in farmland preservation within the project area.
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner;
 - b. Secure two independent appraisals to estimate the fair market value of the Property;
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

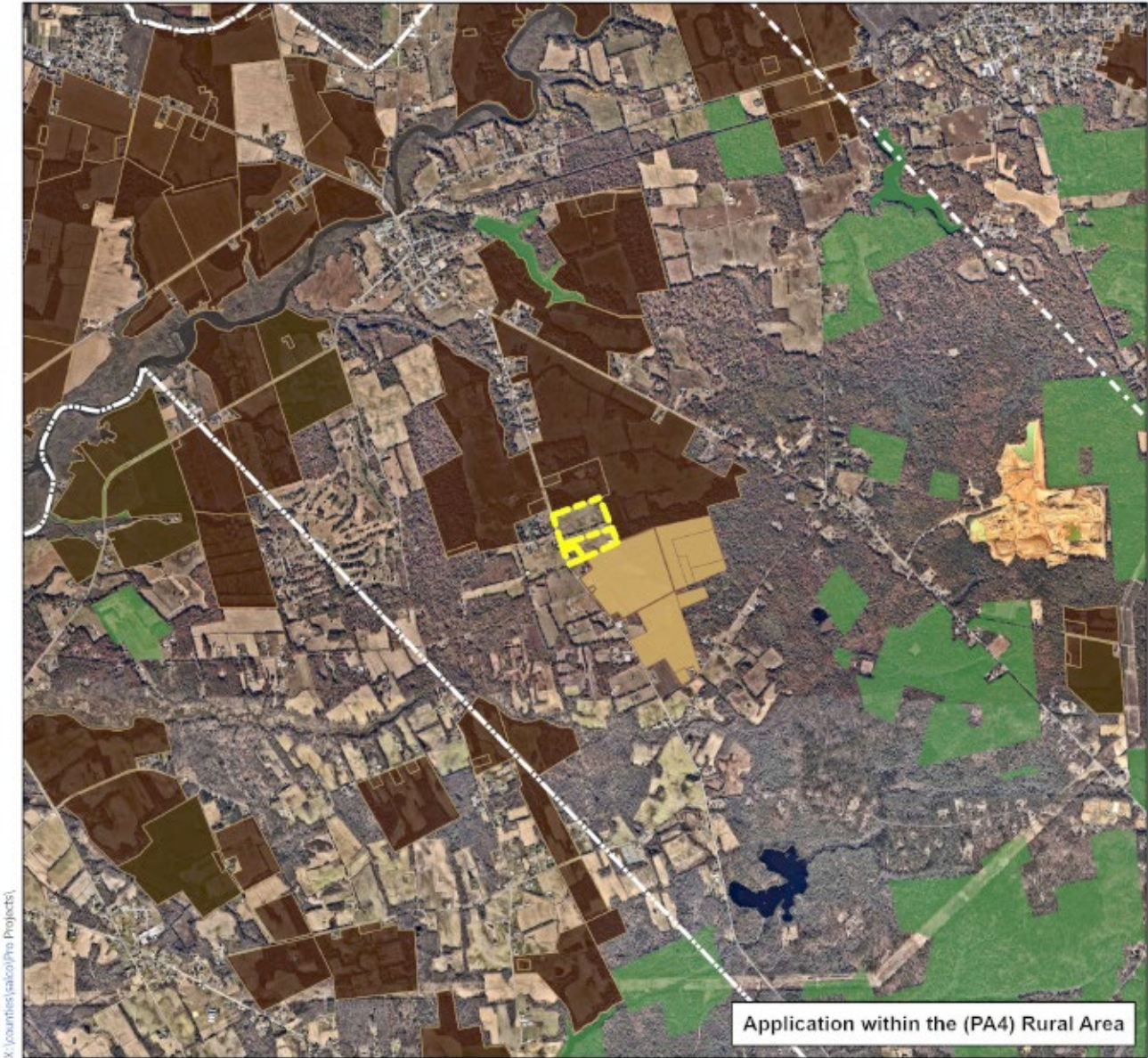
2/27/2025
Date


Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ladner, Herbert H., Jr.
Block 34 Lots 40 (21.29 ac); 40.01 (9.87 ac)
& 40.02 (2.75 ac)
Gross Total = 33.91 ac
Quinton Twp., Salem County

0 1250 2500 5000 7500
Foot

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



SOURCE:
NJ Farmland Preservation Program
NJOT "Parcel and MDC-IV Composite of New Jersey" - parcel added from adjacent survey data
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

Soils



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ladner, Herbert H., Jr.
Block 34 Lots 40 (21.29 ac); 40.01 (9.87 ac)
& 40.02 (2.75 ac)
Gross Total = 33.91 ac
Quinton Twp., Salem County

0 100 200 400 600 Feet

Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MCDIV Composite of New Jersey"
- added to adjacent survey data
NRCS "SSURGO 2005 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
New Map "Vertical Aerial Imagery 2024"

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

	Gross %	Net %
Prime	34	34
Local	0	0
Statewide	0	0
Statewide if Drained	66	66
Unique	0	0
Not Prime	0	0
Not Rated	0	0

	Property in Question
	Soils Boundaries
	County Roads



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

GENERAL INFORMATION

COUNTY OF Salem Quinton Twp. 1711

APPLICANT Ladner, Herbert H. Jr.

PRIORITIZATION SCORE

SOILS:		Other	4% *	0	=	.00
		Prime	34% *	.15	=	5.10
		Statewide	62% *	.1	=	6.20
						SOIL SCORE: 11.30
TILLABLE SOILS:		Cropland Harvested	90% *	.15	=	13.50
		Wetlands/Water	6% *	0	=	.00
		Woodlands	4% *	0	=	.00
						TILLABLE SOILS SCORE: 13.50
BOUNDARIES		Deed Restricted Farmland (Permanent)	48% *	.2	=	9.60
AND BUFFERS:		EP Applications	18% *	.13	=	2.34
		Residential Development	34% *	0	=	.00
						BOUNDARIES AND BUFFERS SCORE: 11.94
CONTIGUOUS PROPERTIES / DENSITY:	Ladner	Restricted Farm or Current Application				2
	Tyler	Restricted Farm or Current Application				2
	Cowtown Bawl Inc	Restricted Farm or Current Application				2
	Turner	Restricted Farm or Current Application				2
	Steffy	Restricted Farm or Current Application				2
						DENSITY SCORE: 10.00
LOCAL COMMITMENT:			100% *	16	=	16.00
						LOCAL COMMITMENT SCORE: 16.00
SIZE:						SIZE SCORE: 1.35
IMMIMENCE OF CHANGE:		SADC Impact factor = 1.25				
						IMMINENCE OF CHANGE SCORE: 1.25
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
TOTAL SCORE:						65.34

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R2(6)

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of
Winkels, Lawrence S. Sr. and Frances J. - SADC ID#:17-0398-DE**

FEBRUARY 27, 2025

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

WHEREAS, on December 18, 2024, the SADC received a development easement sale application from Lawrence Winkels Sr. and Frances J. Winkels, hereinafter "Owners," for the property identified as Block 34, Lot 39.01, Quinton Township, Salem County, hereinafter "the Property," totaling approximately 69.20 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 1.33 acre severable exception area for and limited to one (1) future single family residential unit and one (1), approximately 0.50 acre non-severable exception area for and limited to one (1) existing single family residential unit and to afford future flexibility of uses resulting in approximately 67.43 net acres to be preserved; and

WHEREAS, the Property includes zero (0) single family residential units, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay, other field crops along with cattle, poultry, pig, goat production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 62.30 and contains approximately 67.43 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Salem County minimum score criteria for the "Priority" category which requires a quality score of at least 61, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 94 and 64 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
 - a. has a quality score of 62.30, which is above minimum ranking criteria for a "Priority" farm in Salem County;

- b. has approximately 72% Prime soils and 28% Statewide Important soils; and
 - c. is within the County Agriculture Development Area and identified as a candidate for preservation by the county and municipality.
 - d. is located immediately adjacent to another preserved farm and is in a community with a significant investment in farmland preservation.
 - e. the SADC believes that the conversion of the farm to non-agricultural use would likely cause a substantial negative impact on the public investment made in farmland preservation within the project area.
- 3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Owners;
 - b. Secure two independent appraisals to estimate the fair market value of the Property;
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
- 4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
- 5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

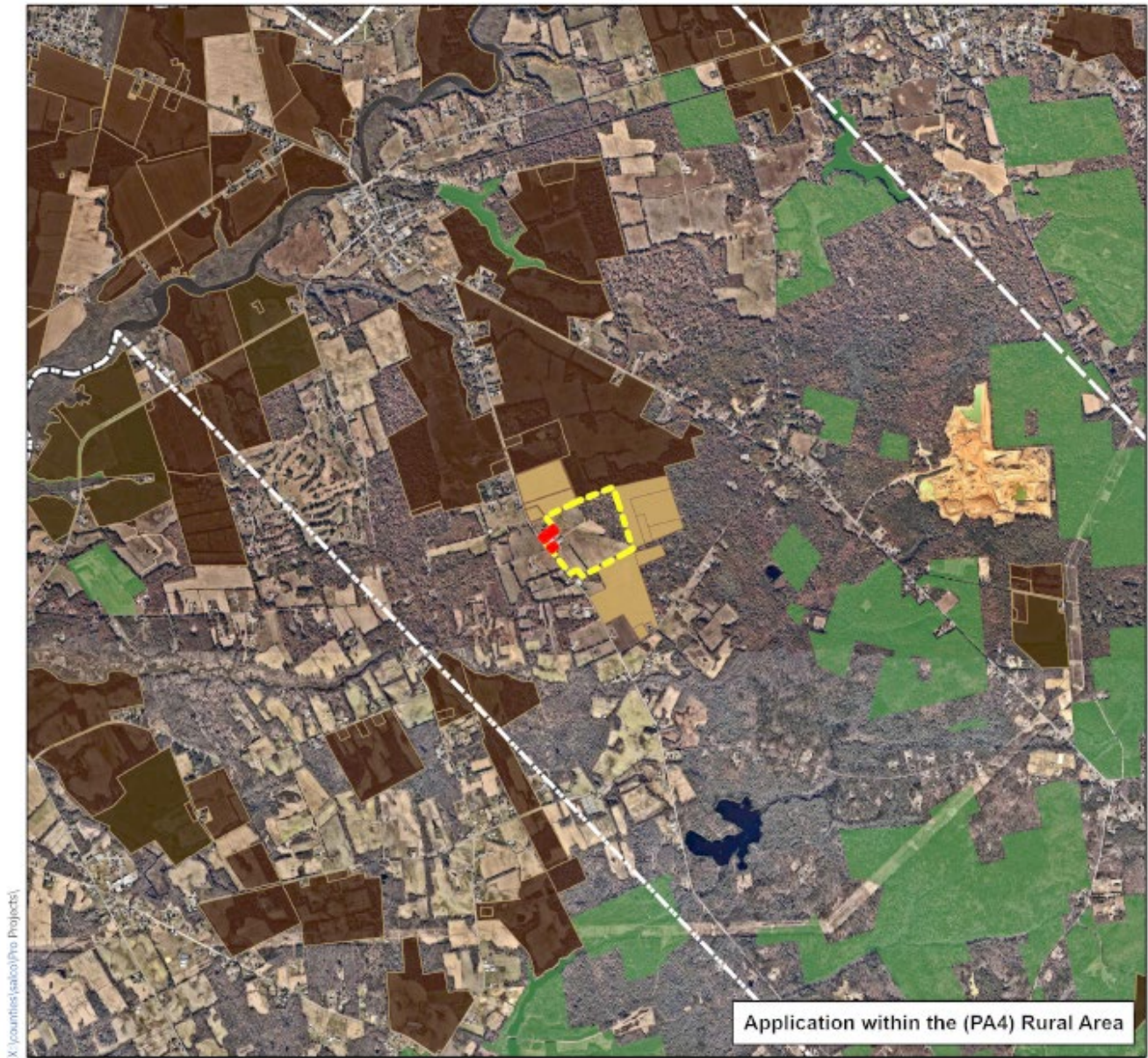
2/27/2025
Date


Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

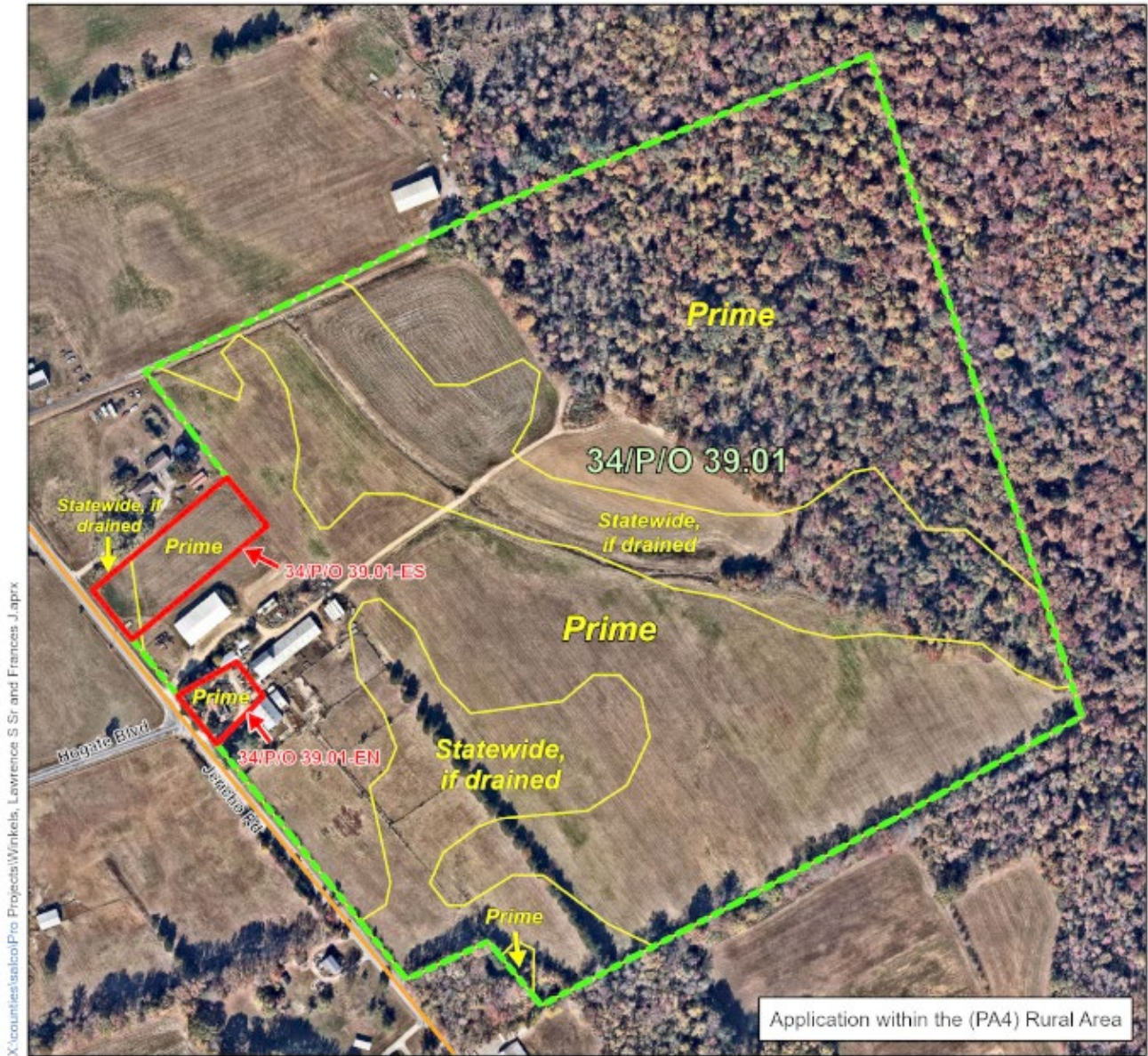
Winkels, Lawrence S. Sr. and Frances J.
Block 34 Lots P/O 39.01 (67.43 ac);
P/O 39.02-ES (severable exception - 1.33 ac)
& P/O 39.01-EN (non-severable exception - 0.43 ac)
Gross Total = 69.20 ac
Quinton Twp., Salem County



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

SOURCE:
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-V" Composite of New Jersey - parcel edited from adjacent survey data
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

Soils



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Winkels, Lawrence S. Sr. and Frances J.
Block 34 Lots P/O 39.01 (67.43 ac);
P/O 39.02-ES (severable exception - 1.33 ac)
& P/O 39.01-EN (non-severable exception - 0.43 ac)
Gross Total = 69.20 ac
Quinton Twp., Salem County

0 100 200 400 600
Feet

Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MODIV" Composite of New Jersey
- related to adjacent survey data
NRCS "SSURGO 2005 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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	Gross %	Net %
Prime	72	72
Local	0	0
Statewide	0	0
Statewide if Drained	28	28
Unique	0	0
Not Prime	0	0
Not Rated	0	0

	Property in Question
	Exception Areas
	Soils Boundaries
	County Roads



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

GENERAL INFORMATION

COUNTY OF Salem Quinton Twp. 1711

APPLICANT Winkels, Lawrence S. Sr. & Frances J.

PRIORITIZATION SCORE

SOILS:		Other	22% *	0	=	.00	
		Prime	72% *	.15	=	10.80	
		Statewide	6% *	.1	=	.60	
						SOIL SCORE:	11.40
TILLABLE SOILS:		Cropland Pastured	11% *	.15	=	1.65	
		Cropland Harvested	69% *	.15	=	10.35	
		Wetlands/Water	13% *	0	=	.00	
		Woodlands	7% *	0	=	.00	
						TILLABLE SOILS SCORE:	12.00
BOUNDARIES AND BUFFERS:		Deed Restricted Farmland (Permanent)	13% *	.2	=	2.60	
		EP Applications	41% *	.13	=	5.33	
		Farmland (Unrestricted)	24% *	.06	=	1.44	
		Residential Development	12% *	0	=	.00	
		Woodlands	10% *	.06	=	.60	
						BOUNDARIES AND BUFFERS SCORE:	9.97
CONTIGUOUS PROPERTIES / DENSITY:		Winkels	Restricted Farm or Current Application			2	
		Turner	Restricted Farm or Current Application			2	
		Tyler	Restricted Farm or Current Application			2	
		Cowtown Bawl	Restricted Farm or Current Application			2	
		Rachkiss	Restricted Farm or Current Application			2	
						DENSITY SCORE:	10.00
LOCAL COMMITMENT:			100% *	16	=	16.00	
						LOCAL COMMITMENT SCORE:	16.00
SIZE:							SIZE SCORE: 2.68
IMMIMENCE OF CHANGE:		SADC Impact factor = 1.25					
						IMMINENCE OF CHANGE SCORE:	1.25
COUNTY RANKING:							
EXCEPTIONS:							EXCEPTION SCORE: -1.00
TOTAL SCORE:				62.30			

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R2(7)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of

Reidenbaker, John K., III - SADC ID#: 03-0041-DE

FEBRUARY 27, 2025

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

WHEREAS, on December 12, 2024, the SADC received a development easement sale application from John K. Reidenbaker III, hereinafter "Owner," for the property identified as Block 100, Lot 1, Moorestown Township, Burlington County and Block 3419, Lot 1, Cinnaminson Township, Burlington County, hereinafter "the Property," totaling approximately 27.32 gross acres, identified in (Schedule A); and

WHEREAS, the Property is an established orchard in peach and apple production along with selling value-added products to the community from the farm and local markets; and

WHEREAS, the Property is less than a mile from the Browning Hess farm, which is a direct marketing fruit and vegetable operation preserved by Burlington County in 2013; and

WHEREAS, the Property includes three (3) exception areas:

- One (1), approximately 0.5-acre non-severable exception area for and limited to 1 existing single family residential unit and to afford future flexibility of uses
- One (1) approximately 0.5-acre severable exception area to afford future flexibility of uses for and limited to zero (0) single family residential units; and
- One (1) approximately 1-acre severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 25.32 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) Residual Dwelling Site Opportunity (RDSO), zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, Block 100, Lot 1 in Moorestown Township is in the Business Park zoning district, which permits, as conditional uses upon application to and approval by the municipal planning board, "horticulture and agricultural uses, on no less than five acres, for the growing and harvesting of crops, including nurseries." [Ordinance 180-67.2. C.(1)]; and

WHEREAS, staff has engaged with Moorestown Township in an effort to have the township amend the above-noted conditional use ordinance to revise or remove the qualifications on the exercise of agricultural and horticultural activities; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property has a quality score of 43.41 and contains approximately 25.32 net acres (Schedule B); and

WHEREAS, the Property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation which requires a minimum size of 78 and 57 respectively, and the property does not meet the minimum quality score for "Priority" or "Alternate" farm designation, which requires a quality score of 59 and 46 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1.i.-iii.; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
 - a. is less than a mile from another preserved farm and presents a unique opportunity to preserve a fruit orchard with direct marketing in a densely populated area for future generations.
 - b. is owner operated and supports the transition of the operation to the next generation.
 - c. Has 100% soils classified as "unique" because they are used for the production of specific high value food crops while not being classified as "prime".
3. If the landowners accept the SADC's offer and the Township is unwilling to amend its conditional use ordinance applicable to agricultural and horticultural uses, the SADC will reconsider whether to proceed with the preservation of Block 100, Lot 1.
4. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner;
 - b. Secure two independent appraisals to estimate the fair market value of the Property;
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
6. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/27/2025
Date


Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

<https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/03-0041-DE/Acquisition/Approvals & Agreements/Reidenbaker SADC Preliminary Approval 2025.02.27.docx>

Preserved Farms and Active Applications Within Two Miles

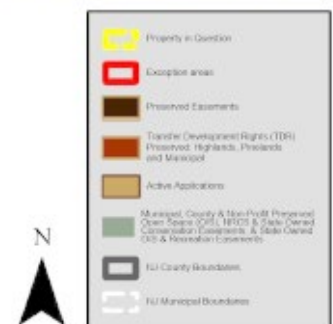


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Reidenbaker, John K., III
 Cinnaminson Twp. - Block 3419 Lots P/O 1 (20.78 ac); &
 P/O 1-ES (severable exception - 0.5 ac)
 Moorestown Twp. - Block 100 Lots P/O 1 (4.54 ac) &
 P/O 1-EN (non-severable exception - 0.5 ac)
 & P/O 1-ES (severable exception - 1.0 ac)
 Gross Total = 27.32 ac
 Burlington County

0 1250 2500 5000 7500
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	Gross %	Net %
Prime	0	0
Local	0	0
Statewide	0	0
Statewide if Drained	0	0
Unique	100	100
Not Prime	0	0
Not Rated	0	0



Sources:
NJ Forest and Preservation Program
NJU1 Forests and Wildlife Database
NRCS, "SILVERO 2025 Soil Data,"
NLU01 "Road Centerlines of NJ, Hosted, 3424,"
New Aqsp, "Vertical Aerial Imagery 2024"

DISCLAIMER: Any use of the product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and specification of the product is subject to change without notice. The data have been generated and were developed internally for planning purposes. The specific accuracy and resolution of the GIS data contained in this file and any associated data shall not be relied upon in matters requiring official location or location of true ground. Horizontal and vertical controls should be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

GENERAL INFORMATION

COUNTY OF Burlington Moorestown Twp. 0322

APPLICANT Reidenbaker, John K., III

PRIORITIZATION SCORE

SOILS:		Unique .125	100% *	.125	=	12.50	
						SOIL SCORE:	12.50
TILLABLE SOILS:	Cropland Harvested		59% *	.15	=	8.85	
	Other		10% *	0	=	.00	
	Wetlands/Water		19% *	0	=	.00	
	Woodlands		12% *	0	=	.00	
						TILLABLE SOILS SCORE:	8.85
BOUNDARIES AND BUFFERS:	Commercial		38% *	0	=	.00	
	Preserved state, local open space/wildlife		14% *	.18	=	2.52	
	Residential Development		22% *	0	=	.00	
	Streams and Wetlands		20% *	.18	=	3.60	
	Woodlands		6% *	.06	=	.36	
						BOUNDARIES AND BUFFERS SCORE:	6.48
CONTIGUOUS PROPERTIES / DENSITY:	Reidenbaker	Restricted Farm or Current Application				2	
	Hess	Restricted Farm or Current Application				2	
						DENSITY SCORE:	4.00
LOCAL COMMITMENT:			100% *	10	=	10.00	
						LOCAL COMMITMENT SCORE:	10.00
SIZE:						SIZE SCORE:	1.21
IMMIMENCE OF CHANGE:		SADC Impact factor = 2.37					
						IMMINENCE OF CHANGE SCORE:	2.37
COUNTY RANKING:							
EXCEPTIONS:						EXCEPTION SCORE:	-2.00
						TOTAL SCORE:	43.41

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R2(8)

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of
Sytsema, H. William & Holly Lynne (Lot 7.01) - SADC ID#: 19-0038-DE**

FEBRUARY 27, 2025

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

WHEREAS, on December 31, 2024, the SADC received 3 applications for farmland preservation from the Sytsema family totaling approximately 192 gross acres in Wantage Township, Sussex County, identified in Schedule A; and

WHEREAS, the subject Property is from William H. & Holly Lynne Sytsema (Lot 7.01), hereinafter "Owners," for the property identified as Block 129, Lot 7.01, hereinafter "the Property," totaling approximately 27.73 gross acres; and

WHEREAS, the Property includes one (1), approximately 0.75 acre non-severable exception area for and limited to one future single family residential unit and one (1), approximately 2 acre non-severable exception area to afford future flexibility of uses resulting in approximately 24.98 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) 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 corn production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 67.12 and contains approximately 24.98 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Sussex County minimum score criteria for the "Priority" category which requires a quality score of at least 42, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 44 and 32 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
 - a. is one of 3 applications from the Sytsema family and located in the proximity of other preserved farms and open space.
 - b. has a quality score of 67.12, which is above minimum ranking criteria for a "Priority" farm in Sussex County;
 - c. has approximately 90% Prime soils; and
 - d. is within the County Agriculture Development Area and is in a community with a significant investment in farmland preservation.
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner;
 - b. Secure two independent appraisals to estimate the fair market value of the Property;
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

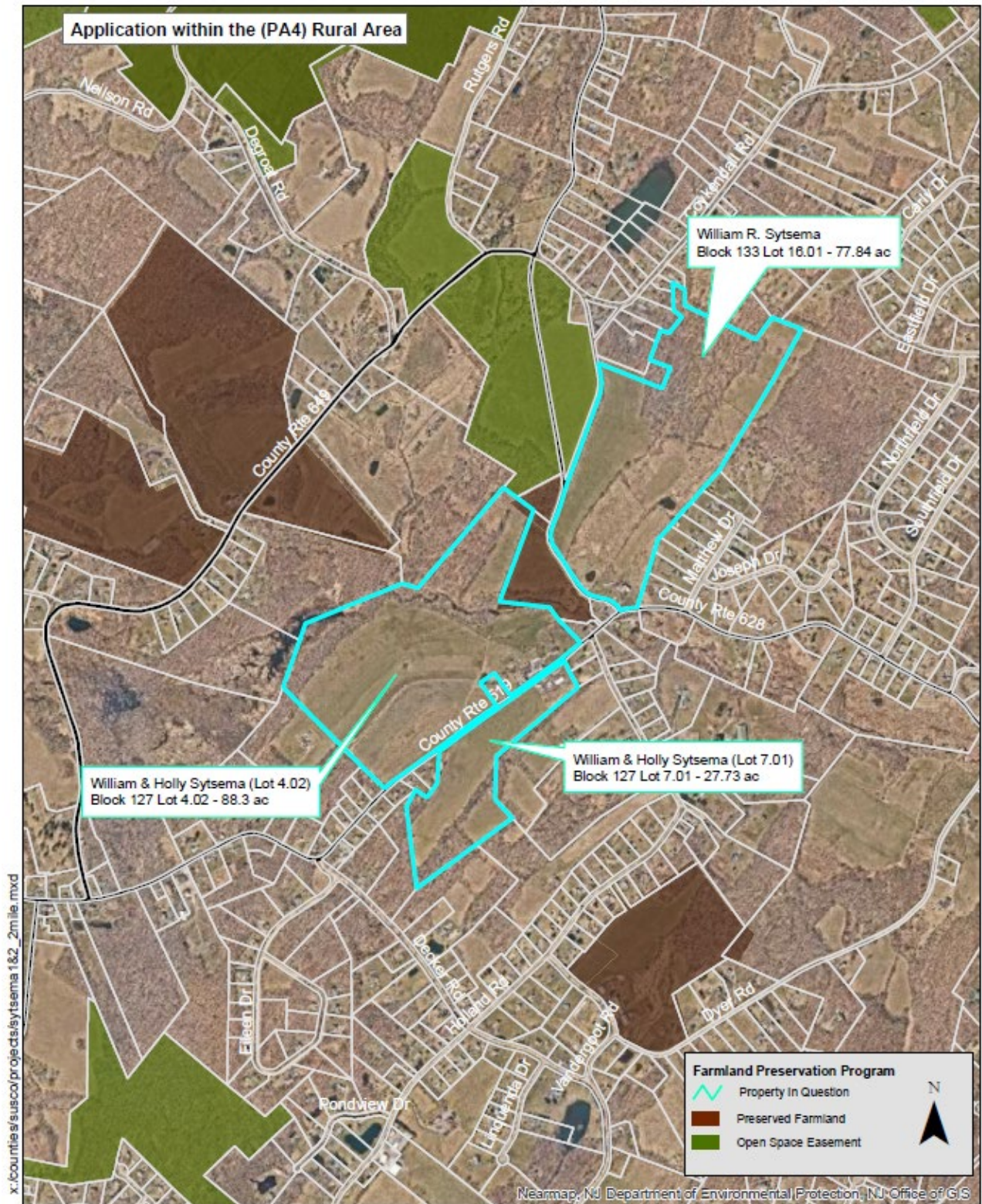
2/27/2025
Date


Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	RECUSED

Sytsema Family Farms



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

1,500 750 0 1,500 3,000 4,500 Feet

February 2025

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Sytsema, H. William & Holly Lynne (Lot 7.01)
Block 129 Lots P/O 7.01 (24.98 ac);
P/O 7.01-EN (non-severable exceptions - 2.0 & 0.75 ac)
Gross Total = 27.73 ac
Wantage Twp., Sussex County

0 1250 2500 5000 7500
Feet

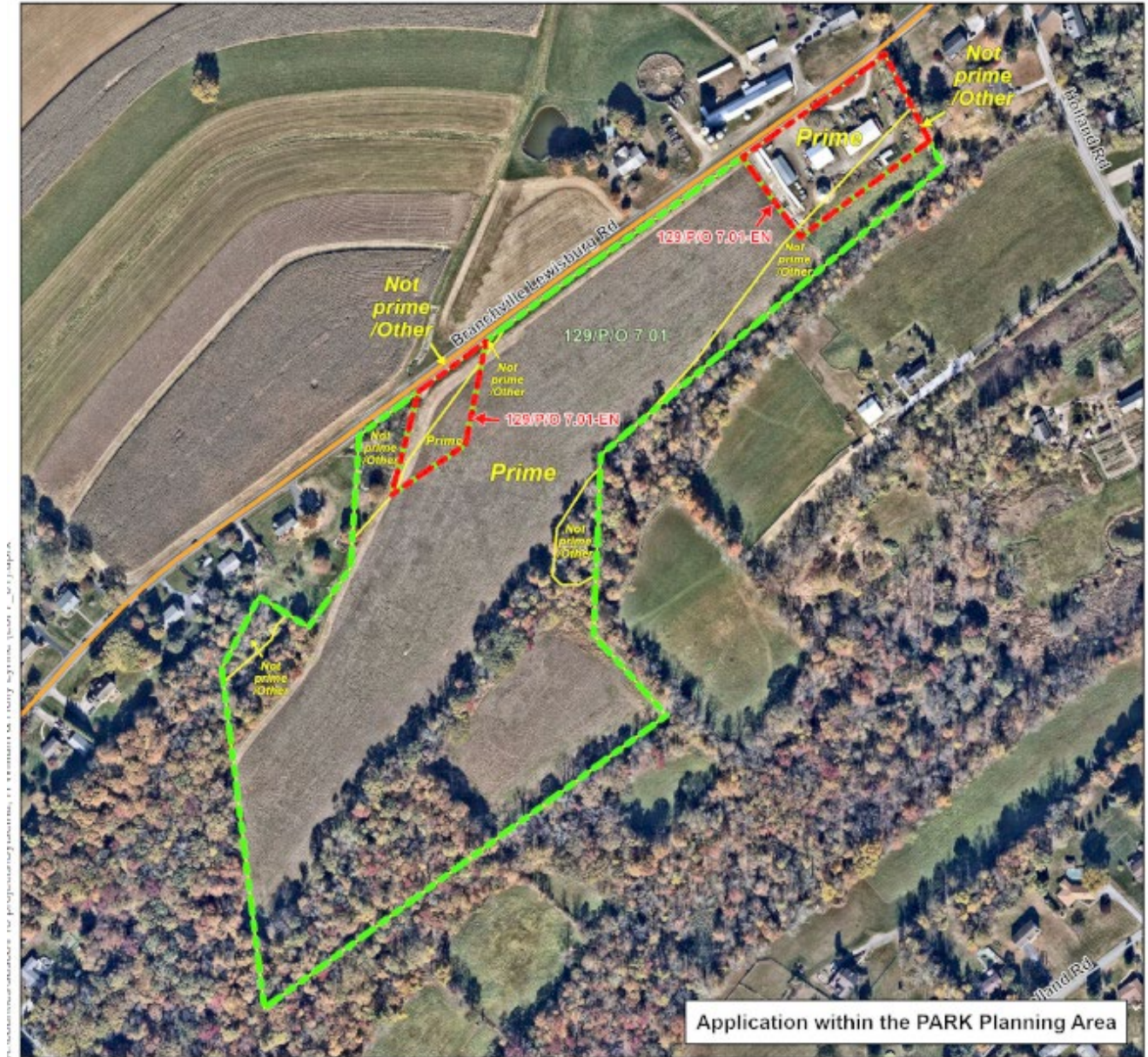


DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

Sources:
NJ Farmland Preservation Program
NJOTIT "Parcels and MODUS Composites of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2004"

2/10/2025

Soils



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Sytsema, H. William & Holly Lynne (Lot 7.01)
Block 129 Lots P/O 7.01 (24.98 ac);
P/O 7.01-EN (non-severable exceptions - 2.0 & 0.75 ac)
Gross Total = 27.73 ac
Wantage Twp., Sussex County

0 100 200 400 600
Feet

Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MCD-IV" Composite of New Jersey
NRCS "SSURGO 2005 Soil Data"
NJDOT "Road Centerlines of NJ, Hoisted, 3424"
Near Map "Vertical Aerial Imagery 2004"

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	Gross %	Net %
Prime	88	90
Local	0	0
Statewide	0	0
Statewide if Drained	0	0
Unique	0	0
Not Prime	12	10
Not Rated	0	0



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

GENERAL INFORMATION

COUNTY OF Sussex Wantage Twp. 1924

APPLICANT Sytsema, H. William & Holly Lynne (Lot 7.01)

PRIORITIZATION SCORE

SOILS:	Other	10% *	0	=	.00
	Prime	90% *	.15	=	13.50

SOIL SCORE: 13.50

TILLABLE SOILS:	Cropland Harvested	75% *	.15	=	11.25
	Wetlands/Water	14% *	0	=	.00
	Woodlands	11% *	0	=	.00

TILLABLE SOILS SCORE: 11.25

BOUNDARIES AND BUFFERS:	EP Applications	22% *	.13	=	2.86
	Farmland (Unrestricted)	14% *	.06	=	.84
	Residential Development	13% *	0	=	.00
	Streams and Wetlands	36% *	.18	=	6.48
	Woodlands	15% *	.06	=	.90

BOUNDARIES AND BUFFERS SCORE: 11.08

CONTIGUOUS PROPERTIES / DENSITY:	Sytsema (Lot 7.01)	Restricted Farm or Current Application	2
	DeGroat	Restricted Farm or Current Application	2
	Kuperus	Restricted Farm or Current Application	2
	Postma	Restricted Farm or Current Application	2
	Warren	Restricted Farm or Current Application	2

DENSITY SCORE: 10.00

LOCAL COMMITMENT:	100% *	17	=	17.00
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LOCAL COMMITMENT SCORE: 17.00

SIZE:	SIZE SCORE: 2.12
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IMMIMENCE OF CHANGE: SADC Impact factor = 2.17

IMMINENCE OF CHANGE SCORE: 2.17

COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE: .00
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TOTAL SCORE: 67.12

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2025R2(9)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Van Sciver, Mark K. & Suzanne A.

FEBRUARY 27, 2025

Subject Property: **Van Sciver, Mark K. & Suzanne A.**
Block 6, Lots 9 and 9.01 – Quinton Township, Salem County
SADC ID#: 17-0402-DE

WHEREAS, on July 17, 2024, the State Agriculture Development Committee (“SADC”) received an application to sell the fee simple title to property from Mark K. and Suzanne A. Van Sciver, hereinafter “Owners,” identified as Block 6, Lots 9 and 9.01, Quinton Township, Salem County hereinafter “the Property,” totaling approximately 62.94 gross acres, identified as SADC ID#17-0087-FS (Schedule A); and

WHEREAS, the SADC is authorized by N.J.S.A. 4:1C-31.1 of the Agriculture Retention and Development Act and N.J.S.A. 13:8C-37a.(4) of the Garden State Preservation Trust Act to purchase real property directly from landowners; and

WHEREAS, the Owner(s) have received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) One (1) existing single family residential unit
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, staff evaluated this application in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023 which categorized applications into “Priority”, “Alternate” and “Other”; and

WHEREAS, the Property is within the County Agriculture Development Area, has a quality score of 74.26, which is higher than the minimum quality score of 61 needed for a “Priority” farm designation in Salem County, but at approximately 62.94 acres, its size does not meet the minimum acreage criteria for the “Priority” or “Alternate” categories, which requires farm sizes of at least 94 or 69 acres respectfully, therefore, the Property is categorized as an “Other” farm; and

WHEREAS, on October 24, 2024, the SADC granted Preliminary Approval to this Application to proceed with the fee purchase of the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on January 23, 2025 the SADC certified a fee simple value of \$78,800 per acre and a development easement value of \$74,900 per acre based on zoning and environmental regulations in place as of the current valuation date November 2, 2024; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the SADC's offer of \$74,900 per acre for the purchase of the development easement on the Premises and the Owner does not want to wait for the adoption of the Statewide Formula; and

WHEREAS, the easement application is now identified as SADC ID#17-0402-DE; 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 \$74,900 per acre for a total of approximately \$4,714,206 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 Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
5. The SADC authorizes Chairman Edward D. Wengryn or Deputy Executive Director Charles Roohr, 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.

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

2/27/2025
Date

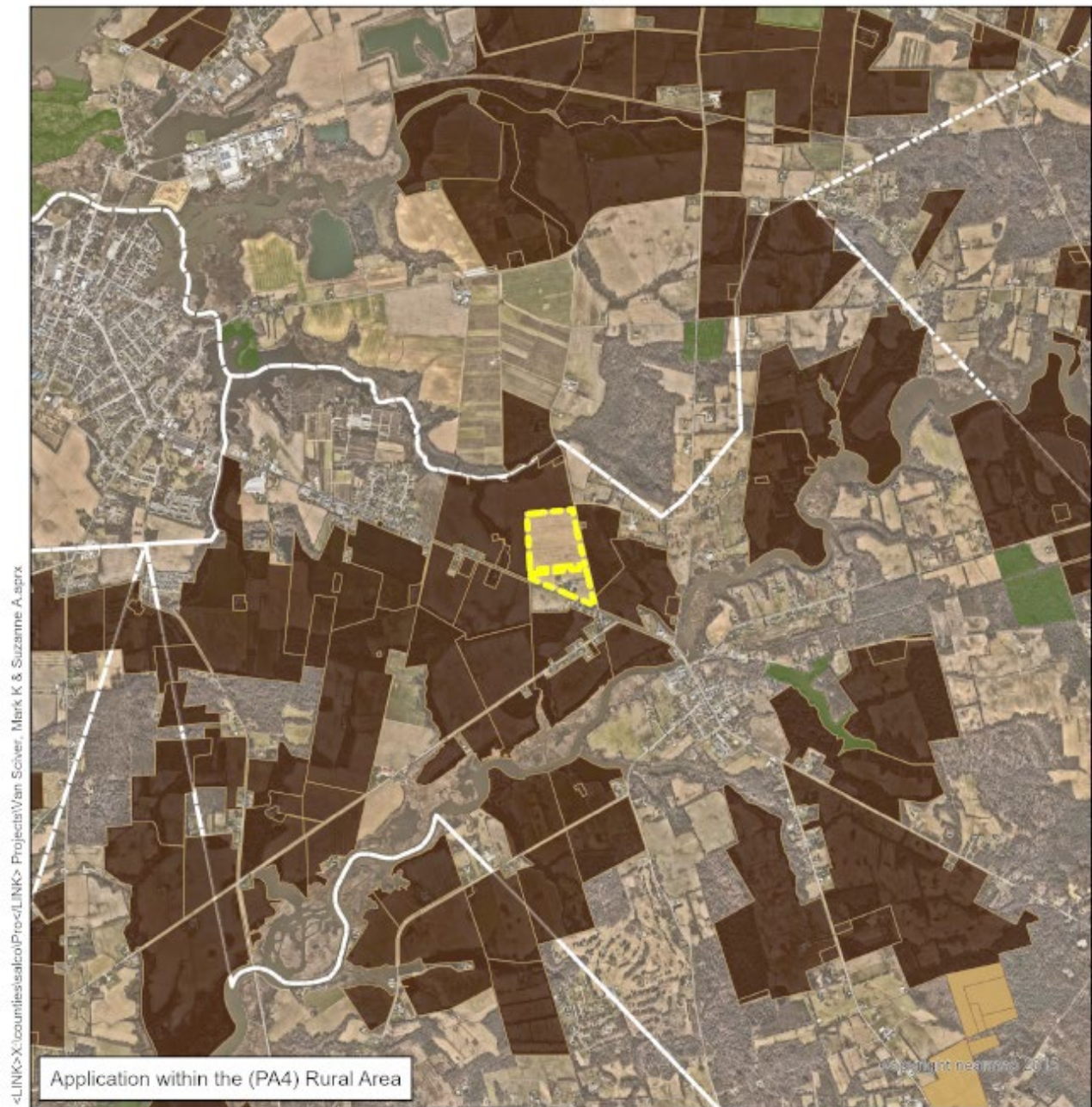

Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

<https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/17-0087-FS/Acquisition/Approvals & Agreements/Van Sciver SADC Final Approval Direct 02.27.2025.docx>

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Van Sciver, Mark K. & Suzanne A.
Block 6 Lots 9 (42.72 ac) & 9.01 (20.22 ac)
Gross Total = 62.94 ac
Quinton Twp., Salem County

0 1,000 2,000 4,000 6,000 8,000
Feet

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- Property in Question
- Preserved Easements
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County, Private & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned OS & Recreation Easements

Sources:
NJ Farmland Preservation Program
NJUI "HARVEST and MU-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2024"

Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

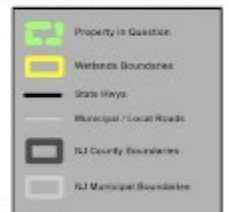
Van Sciver, Mark K. & Suzanne A.
Block 6 Lots 9 (42.72 ac) & 9.01 (20.22 ac)
Gross Total = 62.94 ac
Quinton Twp., Salem County

0 100 200 400 600 Feet

Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MODV Composites of New Jersey"
- edited to adjacent parcel data
NJDEP "Wetlands Claim Line of NJ"
NJDOT "Road Centerlines of NJ, Hoisted, 3424"
Nearmap "Vertical Aerial Imagery 2024"

Tidelands Disclaimer:
The Tidelands depicted on this map were derived from NJDEP's Tidelands claim downloadable file hosted on NUGIN. These 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/Reparian claims.

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Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
U - Uplands/Non-Wetlands
B - 300' Buffer
W - Water

8/8/2024

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Van Sciver, Mark K. & Suzanne A.
Easement Purchase - SADC
62.94 Acres

Block 6	Lot 9.01	Quinton Twp.	Salem County	
Block 6	Lot 9	Quinton Twp.	Salem County	
SOILS:		Prime	98% * .15	= 14.70
		Statewide	2% * .1	= .20
				SOIL SCORE: 14.90
TILLABLE SOILS:		Cropland Harvested	91% * .15	= 13.65
		Wetlands/Water	9% * 0	= .00
				TILLABLE SOILS SCORE: 13.65
FARM USE:		Soybeans-Cash Grain	58 acres	

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: 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
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.