

## STATE AGRICULTURE DEVELOPMENT COMMITTEE

### Regular Meeting

May 23, 2024

Secretary Wengryn called the meeting to order at 9:07 a.m.

Ms. Payne 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  
Pete Johnson  
Roger Kumpel (alternate Farmer Member for Rich Norz)  
Gina Fischetti  
Julie Krause  
Lauren Procida  
Brian Schilling  
Charles Rosen  
Tiffany Bohlin

#### **Members Absent**

None

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Susan Payne, SADC Executive Director  
Jay Stypinski, Esq.,

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#### **Minutes**

Approval of SADC Open and Closed Session Minutes of March 28, 2024, and April 25, 2024.

It was moved by Mr. Kumpel and seconded by Mr. Schilling to approve the SADC Meeting of April 25, 2024. Mr. Johnson, Ms. Fischetti and Ms. Procida abstained from the vote. The motion was approved.

## **Report of the Chairman**

**NOTE: Mr. Rosen arrived at the meeting.**

Secretary Wengryn stated that he's been meeting with the county boards of agriculture and the soil disturbance rules have been discussed. Secretary Wengryn stated the conversations have gone well and comments on the final proposal will be provided when it is published in the register. He commended the work of staff and the volunteers in the ag community.

## **Report of the Executive Director**

**NOTE: Ms. Bohlin arrived at the meeting.**

Ms. Payne stated this will be her last meeting with the SADC after working for 35 years in farmland preservation. Ms. Payne stated the SADC, CADBs, agriculture advisory committees, county boards of agriculture, and the state board of agriculture are all served by volunteers. The whole program revolves around the dedication of the volunteers who sit on the boards day and night to make decisions to keep agriculture sustainable and thriving in NJ. She appreciates the work they do, and she owes her entire career to all the people who volunteered their personal time for this important work.

Ms. Payne thanked the SADC staff for their dedication, generosity, intelligence, and willingness to do all they can to help the agricultural industry and protect the land base. Ms. Payne stated the creation of a statewide formula value has begun in earnest and will be game changing for the SADC and the agricultural industry. Ms. Payne thanked everyone for their support hard work and contributions.

Ms. Payne stated there are several new staff members to introduce. Mr. Roohr introduced Ms. Stephanie Kreiser, who is the new Chief of Acquisition. He stated that Ms. Kreiser comes to staff with 20 years of experience in land acquisition with the New Jersey Conservation Foundation (NJCF) and most recently as the director of NJCF's South Jersey preservation efforts. Ms. Kreiser was a part of the Delaware River initiative "Justice, Equity, Diversity and Inclusion". Ms. Payne stated that Ms. Kreiser already knows the groundwork and understands county and local government, nonprofits, state acquisition and strategic planning, so she will be a wonderful addition to the staff.

Ms. Miller introduced the new acquisition coordinator, Ms. Heather Siessel, and stated that she grew up in a family with a century-long history of farming in Mercer County. She now is a Chesterfield resident and appreciates being

surrounded by farmland and the agricultural community. Ms. Miller stated that Ms. Siessel's will be responsible for Atlantic, Camden, Cape May, Cumberland, and Gloucester counties. Ms. Miller stated that Ms. Siessel brings extensive marketing and project management experience, is a great asset to the team, and she is excited to have her on board.

Mr. Kimmel introduced two new team members for the next generation farmer program. The senior coordinator for the program is Mr. Brendon Pearsall who brings substantial next generation farmer program experience. Mr. Pearsall most recently coordinated the Rutgers Beginning Farmer Program "RU Ready to Farm" where he worked with Rutgers to secure and manage a large beginning farmer grant for the USDA, providing education on business planning and ag education, and developed relationships with stakeholders across the state. Mr. Kimmel stated that Ms. Jessica Brandeisky is the assistant coordinator for the next generation farmer program. She's been farming for the last 8 years and started as an assistant at Fernbrook Farms and eventually became manager. Ms. Brandeisky brings a wealth of knowledge about farming and ag business.

Ms. Payne stated that last week the SADC closed on acquiring the Jaindl Farm which consists of approximately 566 acres in White Township, Warren County. It was a great event that was attended by Senator Steinhart, Assemblyman Peterson, the County Commissioners, the Chair of the CADB, the landowner and his attorney. Mr. Jaindl had purchased that property with the intent of using it for warehouse development, which the SADC was fortunate enough to stop. Ms. Payne noted Mr. Jaindl owns and farms thousands of acres in the Lehigh Valley as a major poultry operator and thanked him for his cooperation in this process. Ms. Payne stated that there was an unveiling of the new sign out at the farm, and she thanked Ms. Winzinger and the communications team for putting together a successful event.

Ms. Payne stated the workplan of the statewide formula value was reviewed with the subcommittee and staff has started stakeholder outreach. The ag community is awaiting the development of this formula and there is an aggressive outreach plan for the summer and early fall. Ms. Payne noted staff met with members of the environmental community to introduce the concept and request feedback. The state board of agriculture requested a meeting in June, and staff has begun coordination with CADB administrators to attend their month meetings. Ms. Payne stated that the consultants are conducting a background analysis and when staff determines the analysis is complete, the subcommittee will reconvene.

Mr. Wengryn encouraged the ag community to participate in these outreach meetings.

Ms. Payne stated the legislation provides that the SADC can publish a notice of rule that can be used immediately. The legislature knows there is an urgency to get the formula value implemented right away. Once the notice is published the committee has 3 years to go through the formal rule process.

Ms. Payne stated the earliest publication dates for the notice of the proposed changes for the soil protection standards are July 15, 2024 or August 5, 2024, where it will appear in the Register, and those changes will be subject to a 60-day public comment period.

Ms. Payne stated that the annual report for 2023 is available and shows a great timeline of the history of the farmland preservation program and some wonderful photographs of big events over the years.

### **Public Comment**

Ms. Amy Hansen from the New Jersey Conservation Foundation thanked Ms. Payne for her work throughout the years and commended her foresight in preserving the Jaindl property.

Ms. Christina Chrobokowa from 360 Earth Works thanked Ms. Payne and stated that she has no doubt that she is a true farmer at heart with all the great work that she has done.

Ms. Patricia Springwell from Hunterdon County stated in 1981 she made an agreement with the State of New Jersey to invest her tax dollars for farmland retention and to protect it. She stated that she had done her best to come before the SADC for years to voice the importance of protecting the natural resources.

Nicole Voight congratulated Ms. Payne on her retirement, thanked her for her many years of service, and wished her many years of happiness.

### **New Business**

#### **A. Stewardship**

**Note: Mr. Bullock recused from the discussion.**

#### **1. Resolution: Agricultural Labor Housing**

Mr. Pizzio reviewed an agricultural labor housing request on a preserved farm located in Millstone Township, Monmouth County. The request was made by

Mr. Kurt Cavano, owner and operator of the property and partner of Two River Gourmet Mushroom, LLC, which operates on the premises. The farm was preserved in 2007 and the deed of easement identified zero existing single-family residences, zero residential dwelling site opportunities, zero units used for agricultural labor purposes, and a one acre nonseverable exception area.

The owner acquired the property in 2021 and began to convert the farm operation to production of mixed vegetables, Christmas trees and gourmet mushrooms. In May 2024, staff observed travel trailers being used for ag labor on the farm and informed the owner that use of the units will need formal approval for the farm to be compliant with the DOE. In April 2024, Mr. Cavano applied for approval to permit two 200-square foot travel trailers consisting of one bedroom and one bathroom to house up to one ag laborer each on the premises year-round. The laborers' work primarily focuses on the mushroom operation, as Two River produces approximately 800 to 1,000 pounds of mushrooms per week which are sold to local restaurants, grocery stores and farmers markets.

The location of the trailers is adjacent to the farm's infrastructure and has minimal impact on the premises. Mr. Pizzio stated that the property meets all criteria to be eligible for the ag labor unit including proof of substantial agricultural production, lack of viable alternative options for housing off the premises and compliance with the DOE. Staff recommends approval for the two, 200-square foot, one bedroom one bath travel trailer ag labor units to house up to one seasonal ag laborer each on the premises year-round, conditioned upon the requirements detailed in the resolution.

It was moved by Mr. Rosen and seconded by Mr. Kumpel to approve Resolution FY2024R5(1) granting final approval, as presented, subject to any condition of said resolution.

Kurt and Janet Cavano, SADC ID# 13-0247-PG, FY2024R5(1), Millstone Township, Monmouth County, Block 46, Lot 41, 24.325 acres.

The motion was unanimously approved. A copy of Resolution FY2024R5(1) is attached to and a part of these minutes.

## **2. Review of Activities**

Dale, Betty and Keith Drake, SADC ID# 21-0205-EP, Allamuchy Township, Warren County, Block 203, Lot 1, 96 acres.

Mr. Willmott presented a review of activities for the Drake property for a potential deed of easement (DOE) violation and Right to Farm appeal. Mr. Willmott stated that the Drake Farm is a 96-acre parcel which was part of the original Gibbs Farm preserved by the county in 1993. The farm parcel was purchased by the Drakes in 2011 and is currently in hay and grain production with no exception areas or preexisting agricultural uses on the premises. There is a single-family residence and ag labor residence located in the farm complex.

Mr. Willmott stated in August 2021, Allamuchy Township filed a complaint in the municipal court for alleged zoning violations for parking commercial trucking vehicles and utilizing a garage on the parcel for third party, non-farm related vehicle and truck maintenance. In 2023, the municipal court transferred the matter to the Warren CADB. The CADB received a right to farm complaint from the township against Drake for parking and storage of trucks, construction vehicles, trailers and shipping containers not related to farming on the property and the use of accessory building garage for automotive maintenance and repairs by the owners or third party on vehicles unrelated to farming the property.

Shortly after the CADB complaint was filed, the owner submitted a site-specific ag management practice application to be able to park trucks on the designated site for use in the operations of the farm. In September 2023, the CADB deemed the farm to be a commercial farm and eligible for RTF protection but postponed the hearing to give both parties the opportunity to mediate through the SADC's agricultural mediation program; however, potential violations of the DOE are not eligible for ag mediation.

In October 2023, the Warren CADB conducted a site visit and it found Mr. Drake owned three trailers parked on the premises but it appeared all other equipment and trailers were non-farm related and owned by Mr. Drake's cousin, Mike Miller. Mr. Drake was unable to provide access to the interior of the green metal garage but indicated it was used by Mr. Miller for non-ag uses. As a result of the site visit, the Warren CADB issued a Notice of Violation.

The CADB stated that the property could potentially be eligible for a rural microenterprise (RME) permit; however, the landowner never applied for the RME permit and the CADB eventually denied the site-specific ag management practice application due to the DOE violations. The owner appealed that denial to the SADC.

SADC staff conducted a site visit to investigate the potential violations of the DOE and observed an approximately one-acre area was surfaced and used for parking of trucks and trailers and other vehicles along with the garage used for

non-farm related services of vehicles. The trucks' USDOT cargo reports indicated a mixture of ag and non ag items containing general freight, building materials, fresh produce, grain, feed, hay, meat, refrigerated food, beverages, paper products and agricultural farm supplies. Staff was able to inspect the interior of the garage and observed vehicle maintenance equipment. There were trucks, trailers and storage containers and vehicles owned by various companies parked in a surfaced area located outside of the garage. Mr. Drake stated he owned 3 of the trailers but he declined to open the trailers during the site visit. Mr. Drake stated the trucking company is owned by his cousin, Mr. Miller, who helps him haul his ag output, and the garage is used by both himself and Mr. Miller.

Mr. Willmott stated that the SADC staff finds that the area of the premises is used for nonagricultural trucking operations including the equipment maintenance garage. The area has not been retained for ag use and has been adapted for non ag uses in violation of paragraphs 1, 2, 3 and 7 of the DOE.

Mr. Rosen asked if Mr. Drake gave any indication as to why he did not submit the application for the RME. Mr. Willmott stated he spoke to Mr. Drake about submitting the application and he did not give any reason as to why he hadn't and it was not mentioned in his SSAMP appeal. Mr. Smith stated there was nothing in the documentation from the attorneys indicating why the RME application wasn't filed.

Mr. Smith stated Warren CADB denied the SSAMP application stating the farm was in violation of the DOE. Usually, Right to Farm (RTF) and ARDA do not overlap, but in this situation RTF protection is implicated by a potential DOE violation because a deed violation means the farm is not in compliance with relevant state laws and regulations. If that's the case, then the farm is not a commercial farm, a jurisdictional threshold that needs to be met before the RTF matter can be addressed. Normally staff would send Drake's appeal to the Office of Administrative Law (OAL) as a contested case, but in this case, staff wants to hear from the committee as to whether DOE violations exist, in which case there is no jurisdiction to dispose of the RTF appeal and it will not be forwarded to the OAL.

Mr. Schilling asked for clarification as to the SADC's job, since Warren County found the Drake Farm in violation. Secretary Wengryn stated that if a DOE violation exists, there is no need for the SADC to hear the RTF appeal because they're not in compliance with the RTF Act. Mr. Smith stated that this is a normal review of activities for the committee to determine if there is a DOE violation, but that issue does bear upon how the appeal will be handled.

Ms. Payne stated that in this case, if the CADB finds the farm in violation and the landowner disagrees, they would have to appeal that decision to court. The practice of the SADC is to make sure the county and the SADC are on the same page to allow the parties to proceed accordingly.

Mr. Johnson stated that the repair shop may qualify as an RME, but the equipment parking would not qualify. Mr. Willmott stated there are limits on the amount of area that can be used for parking. Mr. Kumpel noted the amount of equipment on the property exceeds the amount needed for the agricultural operation. Mr. Rosen stated that expansion of use in three years is a big concern.

Mr. Smith stated that counsel for both parties were notified last month and again this week this item would be on the agenda.

Mr. Richard Beilin, attorney for Allamuchy Township, stated that he submitted a legal memorandum with exhibits and photos from the township zoning officer and residents in the area. He stated the CADB resolution, along with Mr. Drake's admission that he did not own all the vehicles and they were not all used for ag purposes, are enough to substantiate the township's claims. Mr. Beilin stated that Mr. Drake did not apply for the RME and it would not likely receive approval because it does not meet the requirements. Mr. Beilin stated the township wants to be able to enforce its own zoning regulations because Drake's activities fall outside of RTF and are an easement violations.

Ms. Payne stated the consensus from the committee is to support the finding of a DOE violation. Mr. Smith stated that based on that direction he will not send the appeal to the OAL. Ms. Payne asked Mr. Smith whether the committee's finding of DOE violations stops the RTF process. Mr. Smith stated that there could be a paragraph put in the drafted resolution to address the RTF matter.

### **3. Resolution: Special Occasion Events**

Princeton Farm Associates, LLC, SADC ID# 18-0002-DN, FY2024R5(2),  
Montgomery Township, Somerset County, Block 26001, Lot 1.04, 87.46 acres.

The farm, originally preserved in 2003, was purchased by the current owner in September 2021. The ag infrastructure is being improved and the farm is being converted to an organic operation.

Mr. Kimmel stated Princeton Farm Associates (PFA), LLC applied for a permit for a Special Occasion Event (SOE) on the farm. The SOE law requires the



SADC to determine if all requirements in the SOE statute have been met and the farm is in compliance with the DOE before approving the application.

The application is to hold up to 26 events including 10 weddings, 14 lifetime milestone events and 2 cultural or social events. The SOE law contains limits on the number of guests allowed at an event, and SOEs held for or by a nonprofit do not count towards the 26-event limit if they meet the conditions that the events are fewer than 100 guests, and any charges, fees, or compensation that the farm would receive is less than \$1,000.

In order to receive approval, the commercial farm on the property must produce \$10,000 worth of products annually; the occupied area, which can be 10% of the farm or 10 acres, whichever is less, can't have an impact on the agricultural operation; any permanent structures used must be at least 5 years old; temporary structures must comply with local fire codes and are limited to use between April 1 and November 30<sup>th</sup>; and temporary parking needs to comply with the on farm direct marketing AMP.

Mr. Kimmel stated that the owner is represented by Nicole Voigt, who is available if the committee has any questions.

Staff received the application in the beginning of April 2024 and, as part of the review, the SADC received additional comments from the owners and their attorney. A site visit was conducted to observe where the areas of proposed activities would be located, and to confirm that the farm complies with the DOE and that the SOE activities meet the conditions of the statute. The SADC also received comments from the town, including an explanation of the municipal review process, which is outside the scope of SADC review. Mr. Kimmel noted the resolution reiterates the statutory language about potential local review of SOE applications.

Ms. Payne stated the SADC responsibilities for SOEs are to confirm the application complies with the statute and the statute requires applicants to obtain the necessary local permits. This will be one of the more significant issues reported to the legislature, as the bill does not contain clear language as to the appropriate role of the municipality.

Mr. Kimmel stated the applicant has requested approval for multiple years but since the program is still new, staff recommends a single year's approval for now. Mr. Kimmel stated staff finds the farm in compliance with the DOE and meets all the statute's conditions and recommends the approval of this application.

Ms. Fischetti stated the resolution provides that the SOE shall not interfere with the farm's agricultural production and asked how that was determined. Ms. Payne stated that is one reason staff is recommending an annual approval so they can inspect the property and make sure that the activities are compliant with the statute.

Mr. Rosen asked whether, if the farm's flowers were sold at an SOE, that would be considered an agricultural use. Ms. Payne stated that it would not, but the owner can market the farm's products. Ms. Payne stated the SOEs are in a test period and staff will be submitting a report to the legislature in August detailing the first 18 months of the SOE law and staff's observations, ideas, and suggestions going forward.

Secretary Wengryn stated that if a temporary parking area stops producing crops due to the use by SOEs, that would make an impact on the ag land and that would have to be investigated further. Mr. Bullock asked if a landowner built a building now, could they use it in 5 years for an SOE. Ms. Payne stated that if there is a legitimate agricultural need to construct a building today, 5 years from now there can be an application to use it.

Ms. Voigt stated that PFA has answered every question with respect to its facility and applied to the township which included all of the SOE details on things like the number of guests and parking. The municipality has instructed PFA not to submit an application until its event is scheduled and the date is known. There is a business reality to scheduling an event such as a wedding or lifetime milestone event without having approval from the municipality. Ms. Voigt said that she will be working with the municipality to find a functional business model so that PFA can make those commitments.

Her client is asking for SADC to grant approval through the end of 2025 since these kinds of events are planned well in advance and all site-specific questions have been answered. Ms. Voigt stated that PFA is using existing structures and the area used for temporary parking consists of shale and is not agriculturally productive.

Secretary Wengryn asked for comment from the committee. Ms. Bohlin stated it does seem reasonable to extend the approval through 2025 because weddings take a year or so to plan. Secretary Wengryn suggested an approval for two years but a requirement for an annual report of the events and activities. Mr. Rosen stated this resolution is for this specific farm and the committee is willing to consider the two years because this farm is so clearly in compliance.

Ms. Payne stated that the resolution currently says that the SADC approves the application to hold SOEs on the premises in calendar year 2024 but that the committee wants to extend the approval through 2025. Mr. Kimmel stated that the annual certification is usually done on a calendar year basis. Ms. Payne stated the applicant would submit a report at the end of 2024 and the end of 2025. Ms. Payne stated for the record that Ms. Voigt wanted to confirm no zoning permit is required, but the SADC can't confirm that. Mr. Patel, the owner of PFA, thanked the committee for approving the application.

It was moved by Mr. Kumpel and seconded by Ms. Bohlin to approve the application for Princeton Farm Associates, LLC to hold SOEs on the premises for the calendar years 2024 and 2025, and as further discussed by the committee. The motion was unanimously approved. A copy of Resolution FY2024R5(2) is attached to and a part of these minutes.

### **B. Resolution: Final Approval- County PIG Program**

Ms. Roberts referred the committee to a request for final approval for the County PIG 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. Bullock and seconded by Mr. Kumpel to approve Resolution FY2024R5(3) granting final approval, as presented, subject to any condition of said resolution.

1. DeSimone Family Limited Partnership, SADC ID# 08-0238-PG, FY2024R5(3), Block 1304, Lots 7 and 8, East Greenwich Township, Gloucester County, 60.5 gross acres.

The motion was unanimously approved. A copy of Resolution FY2024R5(3) is attached to and a part of these minutes.

### **C. Resolutions: Final Approval – Direct Easement Purchase Program**

Ms. Roberts and Mr. Zaback referred the committee to six requests for final approval for the Direct Easement Purchase program. They reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Kumpel and seconded by Mr. Schilling to approve Resolutions FY2024R5(4) through FY2024R5(10) granting final approval, as presented, subject to any condition of said resolution.

1. Lynne Compari, SADC ID# 06-0093-DE, FY2024R5(4), Block125.01, Lot 1, City of Millville City, Cumberland County, 111 gross acres.
2. Douglas Davis, SADC ID# 03-0037-DE, FY2024R5(5), Block 602, Lots 9.02 and 9.03, Southampton Township, Burlington County, 40.6 gross acres.
3. Lynn and Walter Becker, SADC ID# 10-0295-DE, FY2024R5(6), Block 1, Lot 6.03, Raritan Township, Hunterdon County, 32.3 gross acres.
4. Joanne and David Hofstetter Revocable Trusts, SADC ID# 10-0296-DE, FY2024R5(7), Block 25, Lot 18.04, Union Township, Hunterdon County, 36.2 gross acres.
5. Louis J. and Anne M. Baduini Revocable Trusts (East), SADC ID# 21-0081-DE, FY2024R5(8), Block 21, p/o Lot 11, Independence Township, Warren County, 180.2 gross acres.
6. Louis J. and Anne M. Baduini Revocable Trusts (p/o Lot 11 et al.), SADC ID# 21-0082-DE, FY2024R5(9), Block 21, Lots 12, 13 and p/o Lot 11, Independence Township, Warren County, 128.6 gross acres.
7. Louis J. and Anne M. Baduini Revocable Trusts (West), SADC ID# 21-0083-DE, FY2024R5(10), Block 21, Lot 2, Independence Township, Warren County, 104.9 gross acres.

The motion was unanimously approved. A copy of Resolution FY2024R5(4) through FY2024R5(10) are attached to and a part of these minutes.

**D. Resolution: Preliminary Approval - Direct Easement Purchase Program**

Mr. Zaback referred the committee to a request for preliminary approval for the Direct Easement Purchase program. He reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Rosen and seconded by Mr. Kumpel to approve Resolution FY2024R5(11) granting preliminary approval, as presented, subject to any condition of said resolution.

1. Eventing LLC, SADC ID #10-0299-DE, FY2024R5(11), Block 38, Lot 1, Tewksbury Township, Hunterdon County, 30.45 gross acres.

The motion was unanimously approved. A copy of Resolution FY2024R5(11) is attached to and a part of these minutes.

**E. Resolution: Final Approval – FY2025 County PIG Program and Municipal PIG Program (including Comprehensive Farmland Preservation Plan Update)**

Mr. Allen reviewed the approvals for the fiscal year 2025 County and Municipal Incentive Grant programs, including a ten-year update to the Peapack-Gladstone Comprehensive Farmland Preservation Plan. Fifteen (15) out of the 18 county partners applied this year, 12 of those counties are recommended for final approval, and three are recommended for approval conditioned upon the completion of their comprehensive farmland preservation plans. The targeted acreage totals approximately 177,000 acres comprised of approximately 4,000 parcels with an estimated cost for the acquisitions totaling \$1.7 billion.

Twenty-seven (27) out of the 46 municipal partners applied this year and staff is recommending approval of 20 of those municipalities and recommending conditional approval of 7 municipalities upon the completion of their comprehensive farmland preservation plans. The targeted acreage totals approximately 63,000 acres comprised of 1,900 parcels with an estimated cost of \$537 million.

In total, the County PIG program has targeted approximately 5,000 farm parcels and 189,000 farm acres, and the Municipal PIG program has targeted approximately 2,700 farm parcels and 101,000 acres. The overlap between both programs is about 67%, resulting in an estimated targeted acreage of 220,000 acres.

Mr. Allen reported on Peapack-Gladstone's 10-year update to its comprehensive farmland preservation plan. There are 53 acres of preserved farmland through the ARDA program, and the update targets 21 farm parcels equating to 215 acres, and a 10-year goal to preserve an additional 160 acres.

It was moved by Ms. Bohlin and seconded by Mr. Kumpel to approve Resolutions FY2024R5(12) and FY2024R5(13) for the FY2025 County and Municipal PIG Programs including the Comprehensive Farmland Preservation Plan Update. The motion was unanimously approved. A copy of Resolutions FY2024R5(12) and FY2024R5(13) are attached to and a part of these minutes.

## **F. Cost share grants to Warren County in former Pohatcong Valley Contamination and Well Restriction Area**

Ms. Miller stated in 2016 the committee decided to pause applications for preservation in an area of southern Warren County known as the Pohatcong Valley contamination area and caused by a groundwater contamination plume from a property in Washington Borough starting since at least 1989. The committee decided that without a source of clean water, the development and eligibility potential of applications in this region couldn't be established without extraordinary assumptions. All applications were put on pause or inactivated by the SADC. Ms. Miller stated that, in the meantime, there were 10 affected applications that the county proceeded to preserve.

Since that time, a water main extension was completed by DEP and more potable water was made available to the affected area. The boundaries of the contamination area have been reduced dramatically as a result of these remediation efforts. Staff is now recommending the committee consider providing cost share grants for applications that are no longer in the contaminated area.

There are two recommendations related to providing a county cost share. One is that the regulations require partners to apply for a grant within three years of the purchase of the fee simple title or development easement. In this case, easements on some of these farms were purchased by Warren County prior to that time period, but since the SADC inactivated the applications in 2016, staff recommends holding the county harmless for this time delay. The second recommendation is that a cost share grant be issued based on updated appraisals or what the county purchased the easement for, whichever is lower. The regulations limit SADC participation on properties where the county or municipality pays higher than the highest appraised value but due to the time delay and the committee's inactivation of the applications, the county should be held harmless if the purchase price is higher than the updated appraisals.

It was moved by Mr. Kumpel and seconded by Ms. Bohlin to approve cost share grants to Warren County in the former Pohatcong Valley Contamination and Well Restriction Area as recommended above. The motion was unanimously approved.

Mr. Schilling stated that Secretary Wengryn invited him to present a resolution to recognize Ms. Payne's achievements and he's honored to do so. He stated that he met Ms. Payne in the early 2000s developing the Burlington County plan and he

joined the SADC in April of 2007. He stated the SADC expresses its appreciation and respect for the work that Ms. Payne has undertaken both at the state and county levels to position New Jersey's agricultural industry to move forward with the preserve land and resources it needs to continue thriving into the future.

It was moved by Mr. Schilling and seconded by Mr. Kumpel to approve the resolution for Ms. Susan Payne. A roll call vote was held and the motion was unanimously approved. A copy of Resolution FY2024R5(14) is attached to and a part of these minutes.

Secretary Wengryn read a letter from Governor Philip D. Murphy on Ms. Payne's retirement. The letter is attached to and made a part of these minutes.

### **Public Comment**

Brian Wilson from the Burlington CADB congratulated and thanked Ms. Payne for the smooth and easy process she's created for CADBs. He read a proclamation adopted by the Burlington CADB for Ms. Payne which is attached to and made a part of these minutes.

Mr. Phil Prickett from Burlington County stated he worked with Ms. Payne at Burlington County and congratulated her on her successful career.

Charles Roohr commented the SADC staff wishes Ms. Payne the absolute best in retirement. He stated that for 20 years Ms. Payne has been a boss and a friend, and everyone has benefited from her leadership, integrity, honesty, and "class" she brought to the position which has made everyone better professionals. Mr. Roohr stated that although Ms. Payne's retirement takes one all-star out of the roster and leaves a big hole to fill, she departs with the farmland preservation program in a great place with a fantastic team.

Ms. Patricia Springwell stated that last fall it was brought to her attention that there would be a committee to address farmstead house sizes on preserved farms and asked Ms. Payne if that committee was established yet. Ms. Payne stated that it has not. She stated that she will truly miss Ms. Payne's presence as many look to Susan for clarification and guidance on many issues. Ms. Springwell stated that Ms. Payne has been a good and faithful servant to agriculture, and she will be missed.

Ms. Payne stated that she didn't grow up on a farm and lived in 12 different states in this country before high school. She fell in love with the American

landscape and graduated from Cook College at Rutgers University as an Environmental Planning and Design graduate. Ms. Payne stated that she wrote her senior college paper on farmland preservation in NJ, came to an SADC meeting and witnessed the first generation of SADC members do their work.

Even though she came into this business with an appreciation for the landscape, she fell in love with the families she got to know. Ms. Payne stated that she loved working with the ag community and could not be happier with what has been accomplished. At the county level, nothing can get done without the commissioners and freeholders to support you, and at the municipal level nothing can get done without the mayor and the governing body, and the same holds true here at the state.

Ms. Payne stated that in her first big year at Burlington County she submitted 112 applications to the SADC and only 7 applications were approved. She met with the county representatives, and they decided that they needed to start acquiring easements to get ahead of the state. At that point in time things shifted to the county pre-acquiring the easements and seeking reimbursement from the state. Ms. Payne stated that experience planted the seeds of creating new block grant regulations for our partners and that has served the state well and will continue to serve very well when the formula value regulations are adopted.

Ms. Payne stated that she's said it all, that she loves everyone very much, appreciates the opportunity and wishes everyone the very best.

### **CLOSED SESSION**

At 11:40 a.m. Ms. Uttal 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 certifications of value for the SADCs acquisition of a development easement in Mannington Township, Salem County, West Windsor Township, Mercer County, and for the SADC's fee simple acquisition of property in Hamilton Township, Mercer County; to review with counsel the status of the Sorbello lawsuit, receive advice from the Attorney General's Office on advance release of resolutions and discuss any 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. Schilling and seconded by Ms. Bohlin to go into closed



session. The motion was unanimously approved.

**Action as a Result of Closed Session**  
**Advance Release of Draft Resolutions**

Ms. Payne stated that the committee discussed with its attorney a request for advance disclosure of draft resolutions. Mr. Rosen stated that the committee understands and respects the desire of counsel to get earlier notification to prepare on their client's behalf, but he moves to hold course on the current practice of having the resolutions presented at the time of the public meeting.

It was moved by Mr. Rosen and seconded by Mr. Kumpel to continue the current practice of having the resolutions presented at the time of the public meeting. The motion was unanimously approved.

**Real Estate Matters – Certifications of Values**

It was moved by Ms. Krause and seconded by Mr. Kumpel to approve the certification of values and the negotiation of fee simple purchase as discussed in closed session. The motion was unanimously approved.

**ADJOURNMENT**

The meeting was adjourned at 12:11 p.m.

Respectfully Submitted,



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(1)**

**Construction of Onsite Agricultural Labor Housing  
Kurt and Janet Cavano**

**May 23, 2024**

Subject Property:   Block 46, Lot 21  
                          Millstone Township, Monmouth County  
                          24.325 Acres  
                          SADC ID# 13-0247-PG

WHEREAS, Kurt and Janet Cavano, hereinafter (“Owners”), are the record owners of Block 46, Lot 21 in Millstone Township, Monmouth County, by deed dated January 22, 2021, and recorded on February 11, 2021, in the Monmouth County Clerk’s Office in Deed Book 9481, Page 8017, totaling 24.325 acres, hereinafter referred to as the “Premises”, as shown on Schedule A; and

WHEREAS, the development easement on the Premises was conveyed to the Monmouth County Agriculture Development Board (MCADB) by Lance Wagner pursuant to the Agriculture Retention and Development Act (ARDA), N.J.S.A. 4:1C-11 et seq., by Deed of Easement dated July 27, 2007 and recorded on August 3, 2007, in the Monmouth County Clerk’s Office in Deed Book 8669, Page 8087; and

WHEREAS, the farmland preservation Deed of Easement identifies zero existing single-family residences, no Residual Dwelling Site Opportunities, zero units used for agricultural labor purposes and one non-severable exception area; and

WHEREAS, Mighty Dare Farm, LLC and Two River Gourmet Mushrooms, LLC are the farm operators on the Premises; and

WHEREAS, Kurt Cavano is a principal of Mighty Dare Farm, LLC and Two River Gourmet Mushrooms, LLC; and

WHEREAS, since acquiring the Premises, the Owners have removed areas of overgrown nursery stock and converted it to a mixed vegetable, Christmas tree and organic specialty mushroom operation; and

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

- i. To provide structures for the housing of agricultural labor employed on the Premises, but only with approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor’s spouse, Grantor’s parents, Grantor’s lineal*

*descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural."*; and

WHEREAS, in April of 2024, the Owners applied to the MCADB for approval to use two existing mobile trailers for ag labor housing, each consisting of 200 sq./ft., one-bedroom and one-bathroom, in the location shown on Schedule B, to house up to two (2) full-time laborers on the Premises throughout the year; and

WHEREAS, on May 7, 2024, by Resolution No. 2024-5-1, the MCADB approved the Owners' request for the agricultural labor units, as described above; and

WHEREAS, in accordance with N.J.A.C. 2:76-6.15(a)14i. and the deed of easement, the Owners' application for agricultural labor units, as proposed, are subject to Committee approval; and

WHEREAS, representations by the Owners relating to the need for agricultural labor housing are as follows:

- a. The Premises is in active, organic specialty mushroom production.
- b. Organic specialty mushrooms are grown indoors year-round in climate-controlled grow rooms located in the barn on the Premises.
- c. An average of approximately 800 lbs. of organic specialty mushrooms are grown per week on the Premises and sold to local restaurants and at farmers markets.
- d. The Owners have represented that onsite specialized labor is necessary to properly produce and harvest the mushrooms and off-site housing is not a viable option due to lack of affordable housing in the area.
- e. The Owners have represented that the primary duties of the employees residing in the agricultural labor housing unit will be creation of mushroom blocks, maintenance, harvesting, packaging, and delivery of produce.

WHEREAS, the existing driveway will be used to access the agricultural labor units,

NOW, THEREFORE, BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC has reviewed the Owners' application for approval of the two (2) existing mobile home trailers consisting of 200 sq./ft. each, to be utilized for the purpose of housing up to two (2) full-time laborers on the Premises in the locations shown on Schedule "B" throughout the year, and finds that utilizing the proposed agricultural labor units, as described by the Owner, is consistent with agricultural uses on the Premises; and:

- a) The size and location of the proposed units minimizes adverse impacts on the agricultural land due to utilizing space adjacent to the farm's existing agricultural infrastructure area as shown on Schedule "B".
  - b) Onsite labor housing is necessary due to the intensity of the work and the time-sensitive nature of the crops produced.
  - c) The production aspects of the organic specialty mushroom operation warrants two (2), full-time laborers throughout the year.
  - d) The Owners' proposal to construct agricultural labor housing on the Premises for purposes of housing on-site labor who are regularly engaged in the production aspects of this operation is consistent with the requirements of the Deed of Easement and enhances the economic viability of the Owners' agricultural business.
3. Only agricultural laborers employed on the Premises, in production aspects of the operation, and their immediate family, may live in the agricultural labor units. Agricultural labor housing shall not be used as housing for the Owners, Owner's spouse, Owners' parents, Owners' lineal descendants, adopted or natural, Owners' spouses' parents, or the Owners' spouses' lineal descendants, adopted or natural.
  4. The agricultural laborers shall be engaged in the day-to-day production activities on the Premises, which at this time includes creation of mushroom blocks, maintenance, harvesting, packaging, and delivery of produce.
  5. As a condition of this approval, the Committee reserves the right to annually require the Owners to produce documentation supporting the production aspects of the operation to ensure that there is sufficient production activity occurring on the farm to continue to warrant use of the agricultural labor units.
  6. The Owners' construction and use of any structures for housing agricultural laborers shall comply with all applicable Federal, State, County, and local regulations.
  7. This approval is non-transferable.
  8. This approval is valid for a period of three years from the date of this resolution, during which the Owner shall initiate the requested action; for the purpose of this provision "initiate" means applying for applicable local, state, or federal approvals necessary to effectuate the approved SADC action; and
  9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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

5/23/2024

Date



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Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

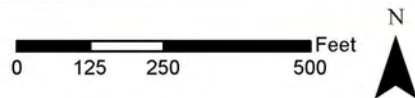
Martin Bullock	RECUSED
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)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

Schedule A

**Cavano Farm 13-0247-PG**  
**BI 46 / Lot 21 Millstone Twp. Monmouth County**  
**New Jersey Farmland Preservation Program**



For Planning Purposes Only  
Date: 5/7/2024



Schedule B

**Cavano Farm 13-0247-PG**  
**BI 46 / Lot 21 Millstone Twp. Monmouth County**  
**New Jersey Farmland Preservation Program**



For Planning Purposes Only  
Date: 5/7/2024

0 50 100 200 Feet



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2024R5(2)

Special Occasion Events on Preserved Farmland

Princeton Farm Associates, LLC

May 23, 2024

**Subject Property:**

**Block 26001, Lot 1.04**

**Montgomery Township, Somerset County**

**87.46 Acres**

**SADC ID# 18-0002-DN**

WHEREAS, Princeton Farm Associates, LLC, hereinafter "Owner", is the current record owner of Block 26001, Lot 1.04, in Montgomery Township, Somerset County, by deed dated September 9, 2021, and recorded in the Somerset County Clerk's Office on September 14, 2021 in Deed Book 7382, Pages 2169-2175, totaling 87.46 acres, hereinafter referred to as the "Premises", as shown in **Schedule A**; and

WHEREAS, a farmland preservation development easement on the Premises was conveyed by the State of New Jersey to the State Agriculture Development Committee (SADC) on December 2, 2003, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:11 et seq., P.L. 1983, c. 32 (ARDA), as a Deed of Easement, recorded in the Somerset County Clerk's Office on May 28, 2004 in Deed Book 5593, Page 839-849; and

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 to the farmland preservation easement holder for approval 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, 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 shall not apply to SOEs, or the parts of SOEs, that are held on exception areas or other locations that are not preserved farmland.

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, however the municipality shall not charge an application fee of more than \$50 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 SOEs 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

WHEREAS, on April 1, 2024, "Princeton Farm Associates, LLC c/o Maulesh Patel" submitted an "Application to Hold Special Occasion Events on Preserved Farmland" to the SADC; and

WHEREAS, the application was signed on March 29, 2024 by Maulesh Patel under the name and title, "Princeton Farm Associates, LLC c/o Maulesh Patel, Managing Member"; and

WHEREAS, the current members of Princeton Farm Associates, LLC are Maulesh Patel and Srikanth Aitharaju; and

WHEREAS, by a Members' Resolution of Princeton Farm Associates, LLC dated April 29, 2024, the Owner authorized Maulesh Patel to act on behalf of the Princeton Farm Associates, LLC for the purposes of managing and overseeing all aspects of SOEs on the Premises, including applying to the SADC for SOE approval and building on the original application signed on March 29, 2024; and

WHEREAS, in April and May 2024, Montgomery Township submitted comments on the application and municipal review process to the SADC and Owner; and

WHEREAS, in April and May 2024, the Owner submitted additional application information and comments on the municipal review process, in response to the comments from Montgomery Township and questions from the SADC; and

WHEREAS, the Owner is seeking SADC approval to hold an estimated 10 weddings, 14 lifetime milestone events, and 2 other cultural or social events in calendar year 2024, or an estimated total of 26 SOEs; and

WHEREAS, the Owner attested 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;

WHEREAS, the application stated that the current agricultural or horticultural uses of the preserved farm are sod (30 acres), goats and chicken (10 pasture acres), sunn hemp (25 acres), and flowers (20 acres); and

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

WHEREAS, the application included a map of the occupied area proposed to be used for all SOEs, hereinafter referred to as the “Occupied Area Applicant Map”, as shown in **Schedule B**; and

WHEREAS, the application stated that the anticipated dates for SOEs were March 1 through December 31 for weddings and lifetime milestone events, and January 1 through December 31 for other cultural or social events; and

WHEREAS, regarding the timing of SOEs, the Owner acknowledged the time-of-year restrictions in P.L. 2023, c. 9 regarding the installation and use of tents, canopies, umbrellas, tables, chairs, and other temporary structures; and

WHEREAS, the Owner stated they have not held any SOEs yet; and

WHEREAS, the application information included the Owner’s understanding that in each calendar year, only six SOEs may have 250 guests or more in attendance at any time during the event; and

WHEREAS, the Owner, in addition to planning to hold up to 26 SOEs on the Premises in calendar year 2024, intends to have SOEs, held by or for nonprofit entities, that meet 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 in the existing barn and existing shed and/or in a temporary tent located east of the existing structures; some receptions cocktail-type and some sit-down dinners; outside caterer supplies food”; and
2. Lifetime milestone events: “Private parties and gatherings (for milestones, businesses, etc.) held in the existing barn and existing shed and/or in a temporary tent located east of the existing structures; some receptions cocktail-type and some sit-down dinners; outside caterer supplies food”; 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 held in the existing barn and existing shed and/or in a temporary tent located east of the existing structures; some receptions cocktail-type and some sit-down dinners; outside caterer supplies food; and

WHEREAS, in terms of permanent structures to be used for holding SOEs, the application stated that the farm would use the existing barn and existing shed, and that they were both greater than five (5) years old;

WHEREAS, in terms of permanent structures to be used for holding SOEs, the application stated that the existing residence may be made available but that no overnight accommodations would be offered, and that that it was greater than five (5) years old; and

WHEREAS, in terms of temporary structures to be used for holding SOEs, the application stated that temporary portable sanitary facilities would be located on site and that temporary tents would be used adjacent to the existing structures and in a field to the east of the structures, as indicated on the Occupied Area Applicant Map; and

WHEREAS, in terms of temporary structures to be used for holding SOEs, the Owner also stated that a portable run-in shed, otherwise used and located on the Premises for goats, might sometimes be used and located for SOEs, but would not be located in the SOE Occupied Area between December 1 and March 31; and

WHEREAS, the application stated that electric service would be extended from the existing structures and existing electric facilities to the temporary tent areas with extension cords; and

WHEREAS, the application stated that the proposed SOEs would use existing temporary parking areas in the field south of the access driveway and parallel to the driveway, as indicated on the Occupied Area Applicant Map; and

WHEREAS, the application stated that for larger events, valet parking would be available, and that for smaller events, attendants would direct parking; and

WHEREAS, on May 10, 2024, the SADC performed a site inspection of the Premises; and

WHEREAS, the SADC, to measure the acreage of the occupied area depicted on the Occupied Area Applicant Map, 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 6.58 acres, or approximately 7.52% of the Premises, as calculated using the Occupied Area SADC Map; and

WHEREAS, the SADC, to review whether the preserved farmland produces agricultural or horticultural products worth \$10,000 or more annually, 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; 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.

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 Owner to hold SOEs on the Premises:
  - a. The farm is in compliance with the farmland preservation deed of easement.
  - 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 farm and proposed SOEs comply with the requirements of the SOE statute.
3. The SADC approves the Owner's application to hold SOEs on the Premises in calendar year 2024 and calendar year 2025, provided the farm remains in compliance with ARDA, the terms of the farmland preservation deed of easement, the SOE statute, and this resolution.
4. Any temporary structure used on the premises for the purpose of holding an SOE, except the structure described by the Owner as a portable goat run-in shed, must be removed from the Premises between December 1 and March 31.
5. The Owner 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.

6. The SADC will transmit a copy of this resolution to Montgomery Township and the Somerset County Agriculture Development Board.
7. This action is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/23/2024  
DATE

  
\_\_\_\_\_  
Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

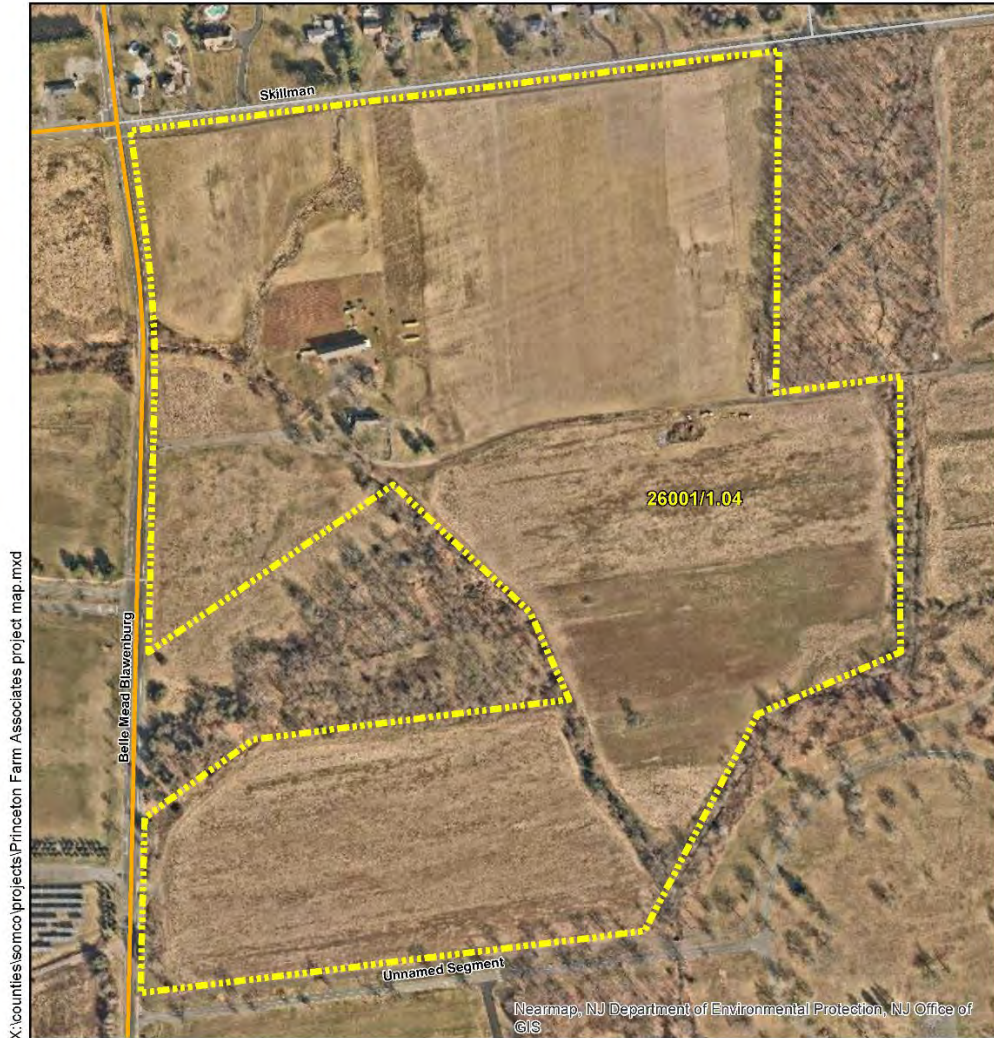
**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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	

# Schedule A

## Premises

### Princeton Farm Associates, LLC (18-0002-DN)



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

Princeton Farm Associates, LLC  
Block 26001 Lot 1.04 (87.46 ac)  
SOEs Occupied Area = 6.58 ac  
Percentage of farm in SOEs Occupied Area - 7.52%  
Montgomery Twp., Somerset County



- Property In Question
- County Roads
- Municipal/Local Roads

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

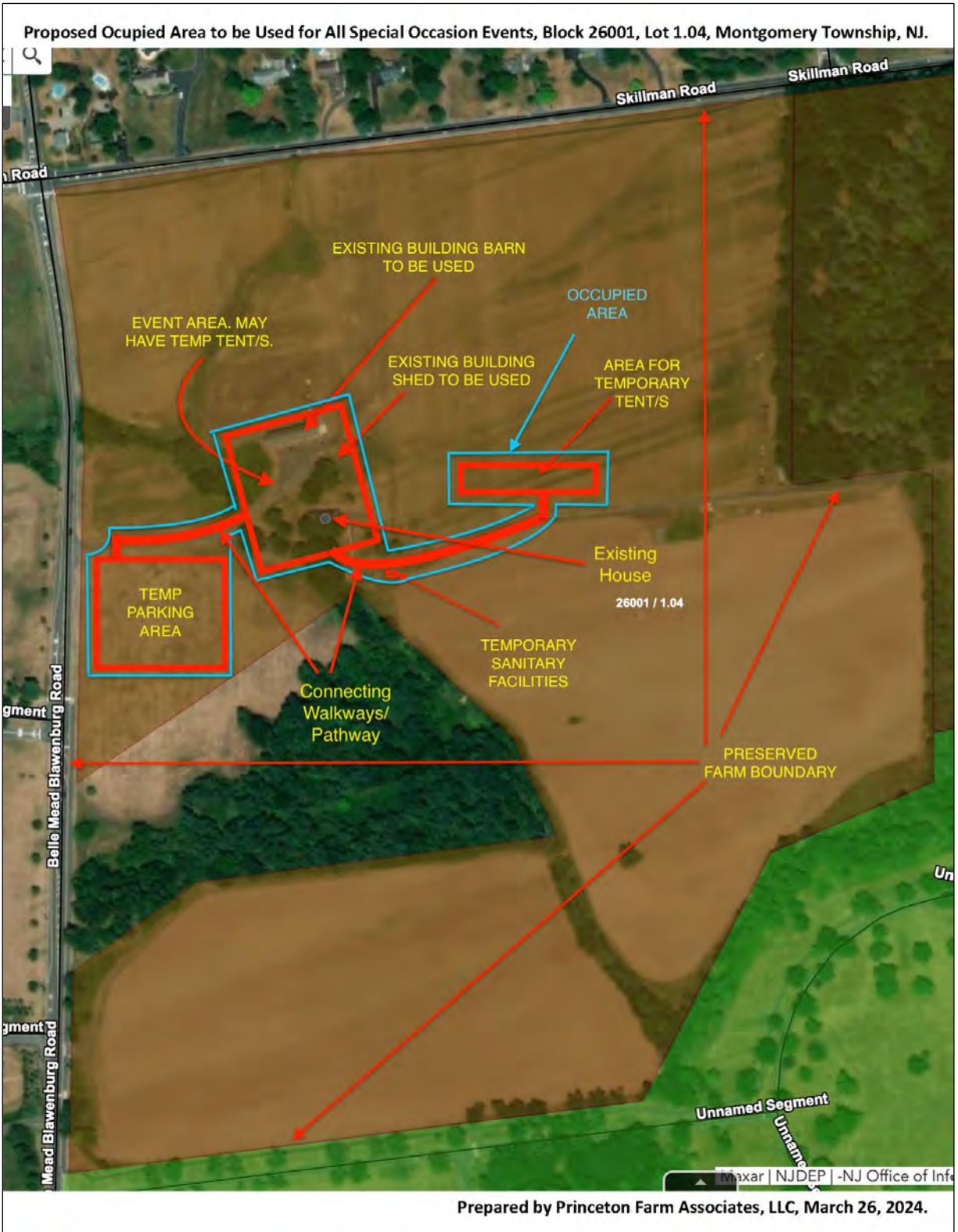
**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and 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.

May 7, 2024



**Schedule B**

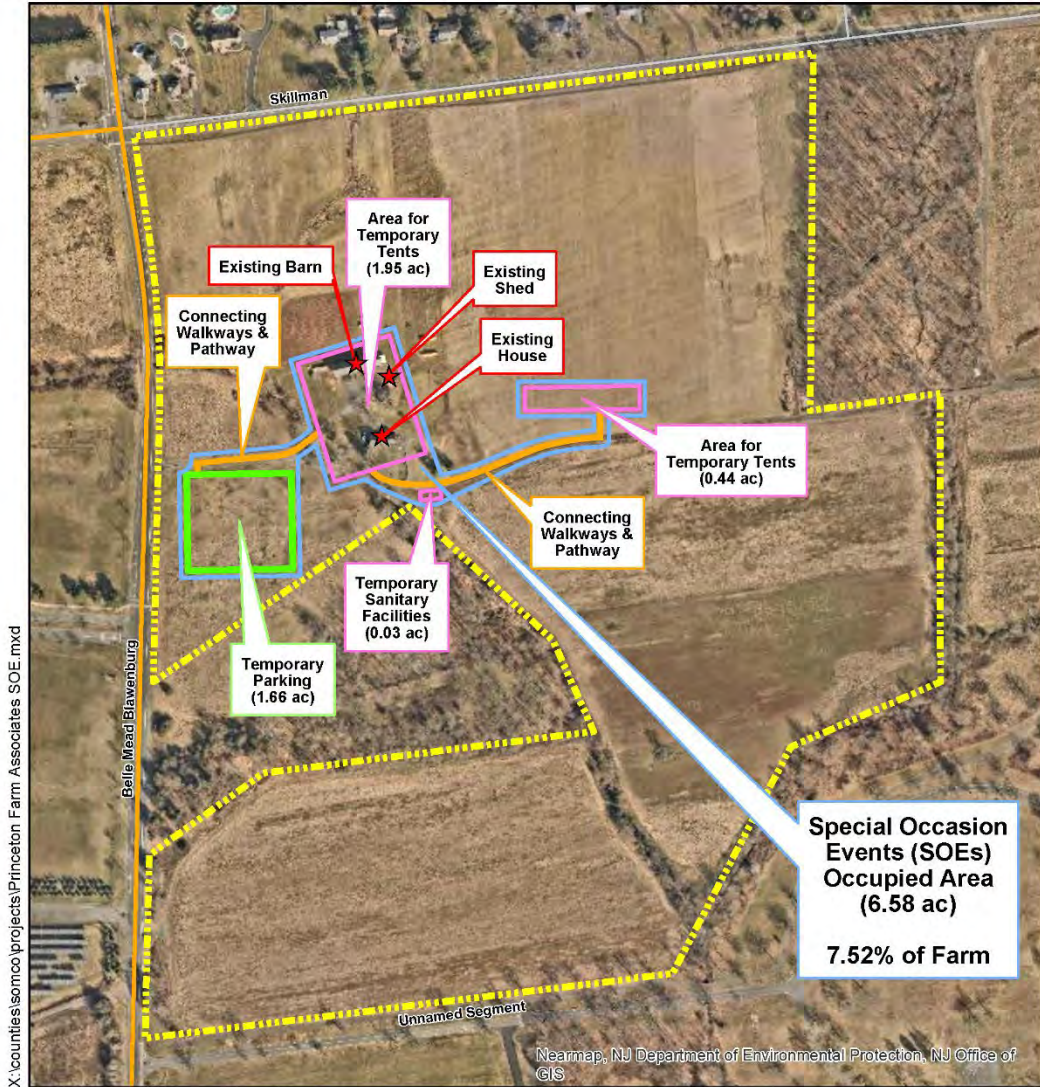
**Occupied Area Applicant Map**



# Schedule C

## Occupied Area SADC Map

### Special Occasion Events (SOEs) Occupied Area



X:\counties\comco\projects\Princeton Farm Associates SOE.mxd

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

Princeton Farm Associates, LLC  
 Block 26001 Lot 1.04 (87.46 ac)  
 SOEs Occupied Area = 6.58 ac  
 Percentage of farm in SOEs Occupied Area - 7.52%  
 Montgomery Twp., Somerset County



- Princeton Farm Associates, LLC
- Permanent Building Facilities
- Proposed Occupied Area
- Temporary Parking
- Temporary Locations
- County Roads
- Municipal/Local Roads

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

April 11, 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.

**Schedule D**

Agricultural/Horticultural Production Value  
Estimating Tool For SOE Applications

<b>Agricultural/Horticultural Production Value Estimating Tool For Special Occasion Event (SOE) Applications</b>			
Applicant Name	Princeton Farm Associates		
Farm Address	991 Route 601, Skillman, NJ 08558		
County	Somerset		
Municipality	Montgomery		
SADC ID Number	18-0002-DN		
General Category of Production	Estimated Gross Production Value/ Acre	Number of Acres	Total Estimated Gross Production Value
Vegetable	\$1,747		
Fruit (other than grapes)	\$6,335		
Winery/Grapes	\$0		
Nursery/greenhouse/floriculture	\$10,000	20.0	\$200,000.00
Sod	\$6,000	30.0	\$180,000.00
Field crops	\$294		
Hay	\$287		
Equine	\$190		
Livestock	\$190	10.0	\$1,900.00
Dairy	\$190		
Christmas Trees	\$0		
Woodland	\$0		
<b>TOTALS</b>		<b>60.0</b>	<b>\$381,900.00</b>
<p><b>Basic Instructions:</b> 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.</p>			
<p><b>*Notes:</b> 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.</p>			
<b>*Last Updated 3/23/23</b>			

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2024R5(3)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**GLOUCESTER COUNTY**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of DeSimone Family Limited Partnership (“Owner”)**  
**SADC ID# 08-0238-PG**  
**East Greenwich Township, Gloucester County**  
**N.J.A.C. 2:76-17 et seq.**

**MAY 23, 2024**

WHEREAS, on February 7, 2023 the application for the sale of a development easement for the subject farm identified as Block 1304, Lots 7 and 8, East Greenwich Township, Gloucester County, totaling approximately 60.5 gross acres hereinafter referred to as “the Property” (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant (“PIG”) criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

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

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is located in the County's Repaupo-Mantua Creek Project Area; and

WHEREAS, the Property includes one (1), approximately 1 acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 59.5 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, in preparation for closing the landowner requested to change the location of the exception area due to the wetlands and distance from the road, which the SADC review appraisers confirmed has no effect on the SADC certified value; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the certification of value and this final approval are conditioned on all lots being consolidated simultaneously or immediately after the easement closing; and

WHEREAS, the 1-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises from the Premises
- 3) Shall be limited to one (1) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 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, the SADC Green Light Approval noted areas of concern for erosion in aerial imagery, which has been further discussed with the landowner and farmer onsite to identify options to address this resource concern, while not delaying closing, so that the concerns do not develop into a violation of the easement and (Schedule A); and

WHEREAS, the Property has a quality score of 66.91 which exceeds 46, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11(d), on May 18, 2023, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Acting Chairman Atchison certified the Development Easement value of \$12,200 per acre based on zoning and environmental regulations in place as of the current valuation date February 16, 2023; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals as requested by the Owner and grant partners; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the County's offer of \$12,200 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, pursuant to N.J.A.C. 2:76-17.13(a), on February 12, 2024, the East Greenwich Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), on September 7, 2023, the Gloucester County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on March 20, 2024, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$12,200 per acre for the pre-acquisition of the development easement; and

WHEREAS, if the County decides to purchase the development easement in advance of the SADC grant, the County will request a cost share grant reimbursement from the SADC; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 61.28 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 61.28 acres):

	Total	Per/acre
SADC	\$448,569.60	(\$7,320/acre)
<u>County</u>	<u>\$299,046.40</u>	<u>(\$4,880/acre)</u>
Total Purchase	\$747,616.00	(\$12,200/acre)

WHEREAS, there is a 1.276 acre agricultural buffer that the SADC will not cost share on due to limitations on agricultural use, however the County has agreed to cover the full purchase price on this area; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$448,569.60 in base grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 61.28 net easement acres, at a State cost share of \$7,320 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$448,569.60 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.
3. Final approval is conditioned on all lots being consolidated, simultaneously or immediately after the easement closing.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.

6. The SADC's cost share grant to the county for the development easement purchase on the Premises 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.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

\_\_\_\_5/23/2024\_\_\_\_\_  
Date

  
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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

DeSimone Family Limited Partnership  
Block 1304 P/O Lots 7 (21.8 ac); P/O 8 (37.7 ac);  
& P/O 8-EN (non-severable exception - 1.0 ac)  
Gross Total - 60.5 ac  
East Greenwich Twp., Gloucester County

- Property In Question
- Exceptions
- Preserved Easements
- Transfer Development Rights (TDR)
- Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



Sources:  
NJ Farmland Preservation Program  
NJOT Parcel data edited to survey data  
NJDEP Conservation/Open Space Easement Data  
NJDOT Road Data  
NJOT/OGIS 2020 Digital Aerial Image

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



# Wetlands



X:\counties\glou\projects\DeSimone Family Limited Partnership fww.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

DeSimone Family Limited Partnership  
Block 1304 P/O Lots 7 (21.8 ac); P/O 8 (37.7 ac);  
& P/O 8-EN (non-severable exception - 1.0 ac)  
Gross Total - 60.5 ac  
East Greenwich Twp., Gloucester County



**TIDELANDS DISCLAIMER:**  
The Tidelands depicted on this map were derived from NJDEP's Hydr\_water\_tidelands\_claim downloadable file hosted on NJGIS. 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/Riparian claims.

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

- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Tidelands Boundary
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, State Owned GIS & Recreation Easements, & Pinelands FDCs and Preserved Lands

**Wetlands Legend:**

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



**Sources:**  
NJ Farmland Preservation Program  
NJGIT Parcel data edited to survey data  
Green Acres Conservation Easement Data  
NJDEP Tidelands Claim Line  
NJDEP 2015 Landuse/Landcover Data  
NJDEP Open Space  
NJGIT Road Data  
NJGIT/OGIS 2020 Digital Aerial Image

January 6, 2023

SADC County Pig Financial  
Status Schedule B

Gloucester County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds									
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 20	Fiscal Year 21	Fiscal Year 22	Maximum Grant			Fund Balance				
																	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18	Fiscal Year 20
											Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance		
														9,500,000.00										
08-0180-PG	Doyle, Timothy & Michelle	Clayton Borough	43.4300	41.5800	11,600.00	6,960.00	503,440.00	289,396.80			16,470.72	16,470.72	16,470.72	6,001,161.00	272,926.08	272,926.08	272,926.08					594,599.78		
08-0168-PG	Holly Acres, LLC	Elk	26.9290	26.9290	5,500.00	3,650.00	148,109.50	98,290.85			1,161.00	1,161.00	1,161.00	6,000,000.00	98,290.85	97,129.85	97,129.85					497,469.93		
08-0198-PG	Coughlin, Harold B.	South Harrison	21.0510	21.0400	10,000.00	6,000.00	210,400.00	126,240.00							126,306.00	126,240.00	126,240.00					371,229.93		
08-0201-PG	Mancini, Geraldine C.	Elk	92.3500	91.1500	8,500.00	5,150.00	774,775.00	469,422.50							469,422.50	469,422.50	469,422.50					-	1,901,807.43	
08-0200-PG	Dolinski, Elizabeth A.	Franklin	64.0870	57.3090	10,100.00	6,060.00	647,278.70	347,292.54							347,292.54	347,292.54	347,292.54					1,554,514.89		
08-0208-PG	Datz, Charles H.	Harrison/Mantua	55.3980	55.3640	11,000.00	6,600.00	609,378.00	365,402.40			365,402.40	365,402.40	365,402.40	5,634,597.60										
08-0209-PG	Carpenito, Lynda Juall	East Greenwich	20.1160	20.0360	11,800.00	7,080.00	237,368.80	141,854.88			141,854.88	141,854.88	141,854.88	5,492,742.72										
08-0210-PG	Racite, Kathleen Aders	Logan	35.7380	35.0420	7,800.00	4,800.00	278,756.40	168,201.60			168,201.60	168,201.60	168,201.60	5,324,541.12										
08-0214-PG	Haynicz, Daniel William & Kathleen	Elk	19.7530	19.7530	9,250.00	5,550.00	182,715.25	109,629.15			109,629.15	109,629.15	109,629.15	5,214,911.97										
08-0203-PG	Brown, Daniel J. & Heather L.S.	South Harrison	7.8700	7.8700	12,000.00	7,200.00	94,440.00	56,664.00			56,664.00	56,664.00	56,664.00	5,158,247.97										
08-0221-PG	Gruber, Barry W., et al	East Greenwich	37.0450	36.9450	11,100.00	6,660.00	411,089.50	246,053.70			246,053.70	246,053.70	246,053.70	4,912,194.27										
08-0232-PG	Elvich, Edward & Susan	Elk	15.2850	15.2850	12,250.00	7,350.00	187,241.25	112,344.75			112,344.75	112,344.75	112,344.75	4,799,849.52										
08-0235-PG	Nothnick, Warren and Delores	Franklin	17.4840	17.4840	7,000.00	4,400.00	122,388.00	76,929.60			76,929.60	76,929.60	76,929.60	4,722,919.92										
08-0233-PG	Hollenack, Michael M., III & Patricia C.	East Greenwich	57.1160	52.3690	40,900.00	24,540.00	2,141,892.10	1,285,135.26			1,478,780.40	1,285,135.26		3,437,784.66										
08-0231-PG	Miller, Adam Dersch - Estate of, et al	Greenwich	57.2500	58.9678	41,000.00	24,600.00	2,417,679.80	1,450,607.88			1,450,607.88			1,987,176.78										
08-0238-PG	DeSimone Family Limited Partnership	East Greenwich	59.5000	61.2800	12,200.00	7,320.00	747,616.00	448,569.60			448,569.60			1,538,607.18										
Closed	48		2,490.1910	2,417.7262			32,298,018.55	18,242,468.84																
Encumbered	3		173.8660	172.6168			5,307,187.900	3,184,312.740																
											Encumber/Expended FY09	-	-	-	-	-	-	-						
											Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-					
											Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	5,000,000.00	-					
											Encumber/Expended FY17	-	-	1,000,000.00	-	-	-	5,000,000.00	-					
											Encumber/Expended FY18	-	-	-	-	-	-	445,485.11	-			1,554,514.89		
											Encumber/Expended FY20	-	722,919.92	1,277,080.08	-	-	-	-	-					2,000,000.00
											Encumber/Expended FY21	1,437,784.66	562,215.34	-	0.00	-	-	-	-					
											Encumber/Expended FY22	461,392.82	-	-	-	-	-	-	-					
											Total				1,538,607.18				0.00	0.00	-	1,554,514.89	2,000,000.00	

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

DeSimone Family Limited Partnership  
08-0238-PG  
County PIG Program  
60.5 Acres

Block 1304	Lot 8	East Greenwich Twp.	Gloucester County		
Block 1304	Lot 7	East Greenwich Twp.	Gloucester County		
<b>SOILS:</b>		Local	4% *	.05	-.20
		Other	21% *	0	-.00
		Prime	41% *	.15	6.15
		Statewide	34% *	.1	3.40
				<b>SOIL SCORE:</b>	<b>9.75</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	77% *	.15	11.55
		Wetlands/Water	11% *	0	-.00
		Woodlands	12% *	0	-.00
				<b>TILLABLE SOILS SCORE:</b>	<b>11.55</b>
<b>FARM USE:</b>	Soybeans-Cash Grain			49 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st one (1) acres for Future SFR  
Exception is not to be severed from Premises Exception is to be limited to zero existing single family residential unit(s) and one (1) future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. Since this application includes multiple lots, the SADC will condition its approval upon the consolidation of the contiguous lots to facilitate potential ease of taxation, and to assist in monitoring. The lot consolidation will occur simultaneously with closing on the easement.
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(4)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Compari, Lynne M.**

**MAY 23, 2024**

Subject Property: Compari, Lynne M.  
Block 125.01, Lot 1 - City of Millville, Cumberland County  
SADC ID: #06-0093-DE

WHEREAS, on July 15, 2022, the State Agriculture Development Committee ("SADC") received a development easement sale application from Lynne M. Compari, hereinafter "Owners," identified as Block 125.01, Lot 1, City of Millville, Cumberland County, hereinafter "the Property," totaling approximately 111 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owner has received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, there are facilities to the south of the Property that contaminated the soil and groundwater; and

WHEREAS, the polluted groundwater has migrated under the Property; and

WHEREAS, GEI Consultants Inc. (GEI), a Licensed Site Remediation Professional, is responsible to coordinate remediation of the contamination and, to date, the SADC has been advised that soil remediation has been completed and that GEI is actively working on the remediation of the groundwater plume under the Property; and

WHEREAS, GEI tested the agricultural well four (4) times during 2023, which results showed PCE concentrations slightly higher than the drinking water standard of 1 ppb [1.7-3.2 ppb (with the 3.2 sample without the use of the well head)]; and

WHEREAS, GEI tested the water quality in March, April and May 2024 and the sampling results remain slightly higher than the drinking water standard but well within the range for the risk assessments showing no impact to crops or animals consuming crops with low level PCE concentrations; and

WHEREAS, the well will also be tested in July and September 2024; and

WHEREAS, the Property includes four exception areas,

- Exception Area A: 1 acre non-severable exception area for a future single family

residential unit and to afford future flexibility for nonagricultural uses;

- Exception Area B: 0.5 acre non-severable exception area for an existing farm market, limited to zero (0) single family residential units and to afford future flexibility of uses;
- Exception Area C and D: a 5.7 acre and 14.8 acre forested areas with existing stormwater basins, both will be limited to zero (0) single family residential units and shall be subdivided prior to closing, resulting approximately 89 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the final acreage of the exception areas shall be subject to onsite confirmation, and the Executive Director may approve final size and location of any exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, Exception Area A (1-acre):

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to 1 single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, Exception Area B (0.5-acre):

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to zero (0) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, Exception Areas C and D (5.7 acres and 14.8 acres):

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall be severed or subdivided from the Premises
- 3) Shall be limited to zero (0) single family residential units
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, the Property is currently an equine operation with approximately 40 acres in equine production as pasture; and

WHEREAS, the only equine service (boarding) takes place within the barn; and

WHEREAS, a specialized "*Equine Schedule B*" (Schedule B) and an equine map (Schedule B) will be recorded with the Deed of Easement; and

WHEREAS, staff evaluated this application for the sale of development easement 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 September 21, 2021, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, on January 26, 2023, the SADC granted Preliminary Approval to this Application; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 28, 2024 the SADC certified a development easement value of \$30,900 per acre based on zoning and environmental regulations in place as of the current valuation date January 15, 2024; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals as requested by the Owner and grant partners; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the SADC's offer of \$30,900 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, 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 \$30,900 per acre for a total of approximately \$2,750,100 subject to the conditions contained in (Schedule C).
3. Final approval is conditioned upon no significant increase in the PCE concentration in the agricultural well and the 2 severable exception areas shall be subdivided prior to closing.

4. 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.
5. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
6. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
7. 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.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/23/24  
Date

  
Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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

Compari, Lynne M.  
 Block 125.01 Lots P/O 1 (89.0 ac);  
 P/O 1-ES (severable exceptions - 5.7 & 14.8 ac)  
 & P/O 1-EN (non-severable exceptions - 0.5 & 1.0 ac)  
 Gross Total = 111.0 ac  
 Millville City, Cumberland County



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

	Property In Question
	Exceptions
	Preserved Easements
	Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



**Sources:**  
 NJ Farmland Preservation Program  
 NJGIT Parcels edited to match survey  
 NJDEP Conservation/Open Space Easement Data  
 NJGIT/IGIS 2020 Digital Aerial Image

December 6, 2022



X:\counties\cumco\projects\Compari, Lynne M\project map 2.mxd

Exception Areas as labeled on map below:  
A: 1 ac non-severable exception  
B: 0.5 ac non-severable exception  
C: 5.7 ac severable exception  
D: 14.8 ac severable exception



Application within the (PA2) Suburban Area

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

Compari, Lynne M.  
Block 125.01 Lots P/O 1 (89.0 ac);  
P/O 1-EN (non-severable exceptions - (A) 1.0 ac & (B) 0.5)  
& P/O 1-ES (severable exceptions - (C) 5.7 & (D)14.8 ac)  
Gross Total = 111.0 ac  
Millville City, Cumberland County



- Property In Question
- EN - (Non-Severable) Exception
- Storm Basin Easements
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads



Sources:  
NJ Farmland Preservation Program  
NJGIT Parcel Data edited to match survey  
NJGIT/OGIS 2020 Digital Aerial Image

January 3, 2023

**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.

## SCHEDULE B

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

The Grantor currently boards horse(s) in the barn on the Premises.

Grantor understands that the above use is considered an "equine service activity" that would not be permitted on the Premises (i.e. the preserved area of the farm described in Schedule A) unless the activity was ancillary to equine-related production, including pasturing, horse breeding and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that if equine service activities (such as boarding horses, riding lessons and schooling horses) on the Premises were ancillary to equine-related production, then the said equine service activities would be deemed agricultural uses and not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor understands that none of these restrictions apply to the land within the Exception area.

Grantor also understands and agrees that if, in the future, equine service activities on the Premises are not "ancillary" as defined above, then the said activities would be deemed non-agricultural and would be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

\_\_\_\_\_(L.S.)  
Print landowner name under signature

\_\_\_\_\_(L.S.)  
Print landowner name under signature

# Equine Areas



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

Compari, Lynne M.  
 Block 125.01 Lots P/O 1 (89.0 ac);  
 P/O 1-EN (non-severable exceptions - 1.0 ac & 0.5)  
 & P/O 1-ES (severable exceptions - 5.7 & 14.8 ac)  
 Gross Total = 111.0 ac  
 Millville City, Cumberland County

	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Production (Pasture) - 44.7 ac
	Service Area - 0.3 ac
	Production (Hay) - 40.6 ac



**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 combined 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 Parcel Data  
 NJDOT Road Data  
 NJDOTGIS 2000 Digital Aerial Image

January 5, 2023

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Compari, Lynne M.  
Easement Purchase - SADC  
89.03 Acres

Block 125.01	Lot 1	Millville City	Cumberland County	
<b>SOILS:</b>		Prime	48% * .15 = 7.20	
		Statewide	52% * .1 = 5.20	
			<b>SOIL SCORE:</b>	<b>12.40</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	91% + .15 = 13.65	
		Woodlands	9% + 0 = .00	
			<b>TILLABLE SOILS SCORE:</b>	<b>13.65</b>
<b>FARM USE:</b>	Soybeans-Cash Grain		40 acres	
	Horse & Other Equine		acres	

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (.5) acres for flexibility of farm market  
Exception is not to be severable from Premises  
Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
    - 2nd one (1) acres for Future SFR  
Exception is not to be severable from Premises
    - 3rd (5.675) acres for  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot  
Required to be subdivided prior to closing
    - 4th (14.8) acres for  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot  
Required to be subdivided prior to closing
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. no significant increase in PCE levels in ag. well
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(5)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Davis, Douglas B.**

**MAY 23, 2024**

Subject Property: **Davis, Douglas B.**  
Block 602, Lots 9.02 and 9.03  
Southampton Township, Burlington County  
SADC ID#: 03-0037-DE

WHEREAS, on July 17, 2023, the State Agriculture Development Committee (“SADC”) received a development easement sale application from Douglas Davis, hereinafter “Owner,” identified as Block 602, Lots 9.02 and 9.03, Southampton Township, Burlington County, hereinafter “the Property,” totaling approximately 40.6 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owner has received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes one (1), approximately 1.2 acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 39.4 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the certification of value and this final approval are conditioned on all lots being consolidated simultaneously or immediately after the easement closing; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1.2 acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to 1 single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, staff evaluated this application for the sale of development easement 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 26, 2023 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, the Property has a quality score of 69.92, which is higher than the minimum quality score of 60 needed for a "Priority" farm designation in Burlington County, however at approximately 39.4 acres, it does not meet the minimum acreage criteria for the "Priority" or "Alternate" categories which require at least 78 or 57 acres respectively, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, on October 26, 2023, the SADC granted Preliminary Approval to this Application; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 28, 2024, the SADC certified a development easement value of \$3,600 per acre based on zoning and environmental regulations in place as of the current valuation date December 13, 2023; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals as requested by the Owner and grant partners; and

WHEREAS, on April 4, 2024, the Owner provisionally accepted the SADC's offer of \$3,600, but requested final approval to be conditioned on the provision of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and

WHEREAS, if the Owner accepts the Statewide Formula Value, an amended final approval will be necessary for the SADC's purchase price, subject to the availability of funds; and

WHEREAS, if the Owner wants to proceed at any time prior to the adoption of the Statewide Formula, an internal amendment to this final approval will be necessary; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$3,600 per acre for a total of approximately \$141,840 subject to the conditions contained in (Schedule B).
3. Final approval is conditioned on all lots being consolidated, simultaneously or immediately after the easement closing.
4. 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.
5. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
6. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
7. 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.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/23/24  
Date



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

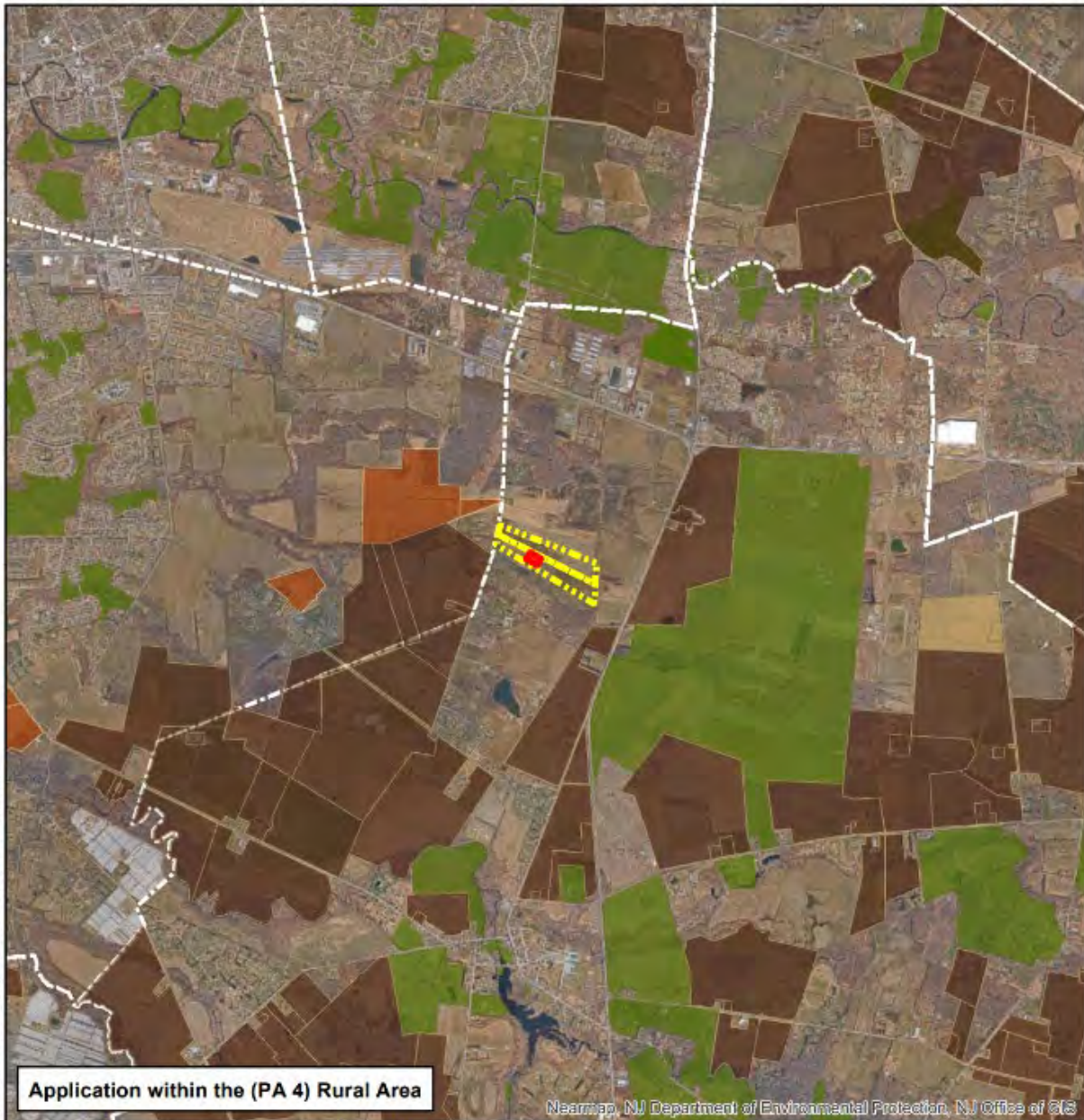
**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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/03-0037-DE/Acquisition/Approvals & Agreements/SADC Direct Final Approval\\_05232024\\_Davis.docx](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/03-0037-DE/Acquisition/Approvals & Agreements/SADC Direct Final Approval_05232024_Davis.docx)



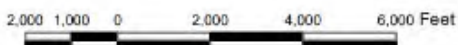
# Preserved Farms and Active Applications Within Two Miles



X:\counties\burco\projects\Davis, Douglas B 2mile.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Davis, Douglas B.  
Block 602 Lots P/O 9.02 (19.1 ac);  
P/O 9.02-EN (non-severable exception - 1.2 ac) &  
9.03 (20.3 ac)  
Gross Total = 40.6 ac  
Southampton Twp., Burlington County



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

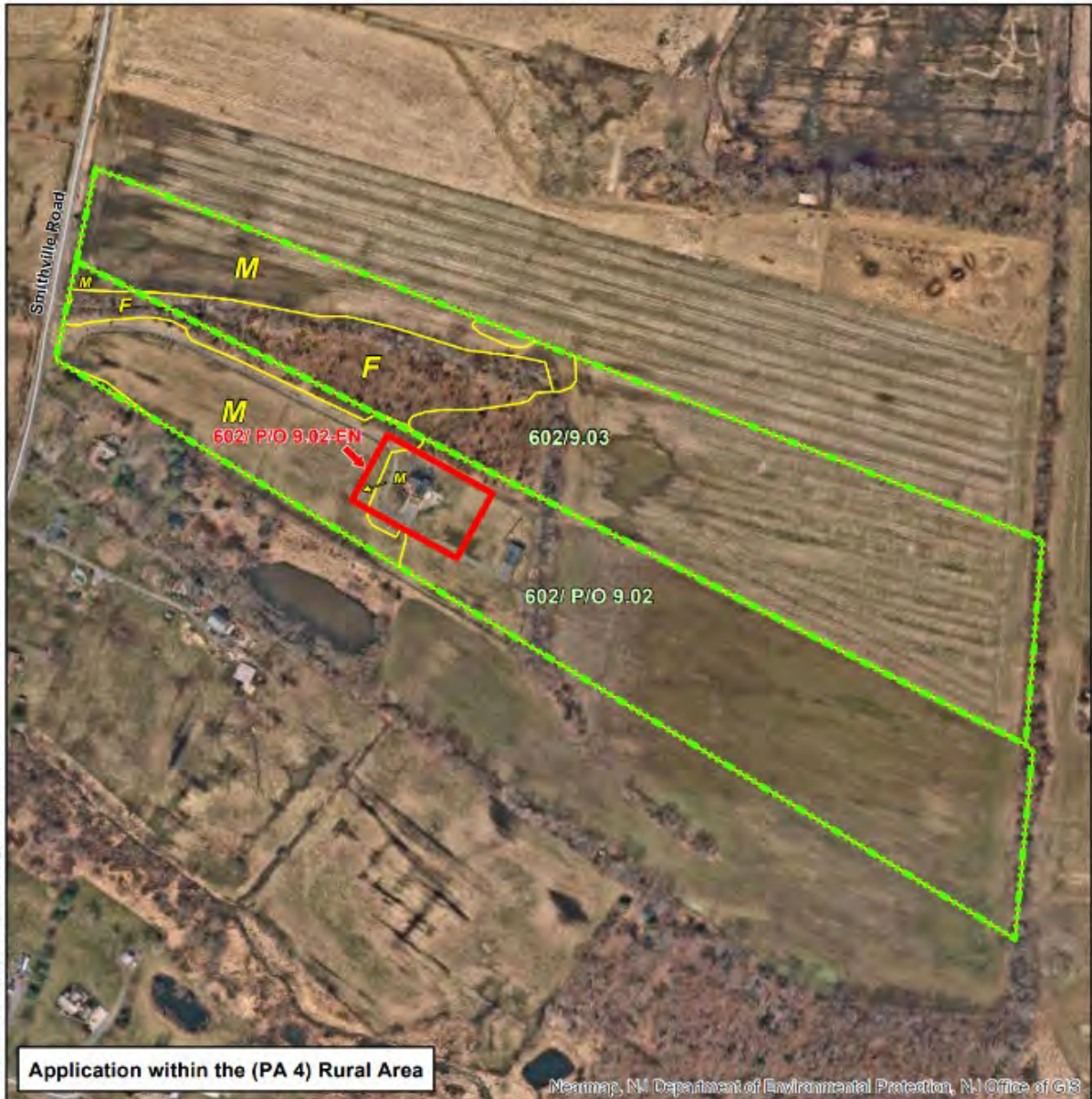
	Property In Question
	Exceptions
	Preserved Easements
	Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



Sources:  
NJ Farmland Preservation Program  
NJDOT Parcel Data  
NJDEP Conservation/Open Space Easement Data  
NJDOT Near Map 2022 Digital Aerial Image

August 7, 2023

# Wetlands



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Neemap, N.J. Department of Environmental Protection, N.J. Office of GIS

**Application within the (PA 4) Rural Area**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Davis, Douglas B.  
Block 602 Lots P/O 9.02 (19.1 ac);  
P/O 9.02-EN (non-severable exception - 1.2 ac) &  
9.03 (20.3 ac)  
Gross Total = 40.6 ac  
Southampton Twp., Burlington County



**Sources:**  
NJ Farmland Preservation Program  
NJOT Parcel data  
NJDEP 2015 Landuse/Landcover Data  
NJDOT Road Data  
NJOT Near Map 2022 Digital Aerial Image

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

	Property In Question
	EN - (Non-Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads



**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Total Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

August 7, 2023

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Davis, Douglas B.  
Easement Purchase - SADC  
39.4 Acres

Block 602	Lot 9.03	Southampton Twp.	Burlington County		
Block 602	Lot 9.02	Southampton Twp.	Burlington County		
<b>SOILS:</b>		Other	7% * 0	=	.00
		Prime	86% * .15	=	12.90
		Statewide	7% * .1	=	.70
					<b>SOIL SCORE: 13.60</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	81% * .15	=	12.15
		Wetlands/Water	10% * 0	=	.00
		Woodlands	9% * 0	=	.00
					<b>TILLABLE SOILS SCORE: 12.15</b>
<b>FARM USE:</b>	Corn-Cash Grain		11 acres		

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (1.2) acres for SFR  
Exception is not to be severable from Premises  
Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. Lot consolidation to facilitate potential ease of taxation, and to assist in monitoring to occur simultaneously or immediately after the easement closing
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(6)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Becker, Lynn S. and Walter R.**

**MAY 23, 2024**

Subject Property: **Becker, Lynn S. and Walter R.**  
Block 1, Lot 6.03 – Raritan Township, Hunterdon County  
SADC ID#: 10-0295-DE

WHEREAS, on September 26, 2023, the State Agriculture Development Committee (“SADC”) received a development easement sale application from Lynn and Walter Becker, hereinafter “Owners,” identified as Block 1, Lot 6.03, Raritan Township, Hunterdon County, hereinafter “the Property,” totaling approximately 32.3 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

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

WHEREAS, the Property includes one (1), approximately 2.5-acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses, resulting in approximately 29.8 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 2.5-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one (1) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, staff evaluated this application for the sale of development easement 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 September 14, 2022, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, the Property does meet the SADC's Hunterdon County minimum score criteria for the "Priority" category which requires a quality score of at least 59, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 47 and 34 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, on December 7, 2023, the SADC granted Preliminary Approval to this Application;

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 18, 2024, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Acting Chairman Atchison certified the Development Easement value of \$6,900 per acre based on zoning and environmental regulations in place as of the current valuation date February 5, 2024; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals as requested by the Owner and grant partners; and

WHEREAS, on April 4, 2024 the Owner provisionally accepted the SADC's offer of \$6,900 per acre, but requested final approval to be conditioned on the provision of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and

WHEREAS, if the Owner accepts the Statewide Formula Value, an amended final approval will be necessary for the issuance of the SADC cost share grant, subject to the availability of funds; and

WHEREAS, if the Owner wants to proceed at any time prior to the adoption of the Statewide Formula, an internal amendment to this final approval will be necessary; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$6,900 per acre for a total of approximately \$205,620 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. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. 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.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/23/24  
Date



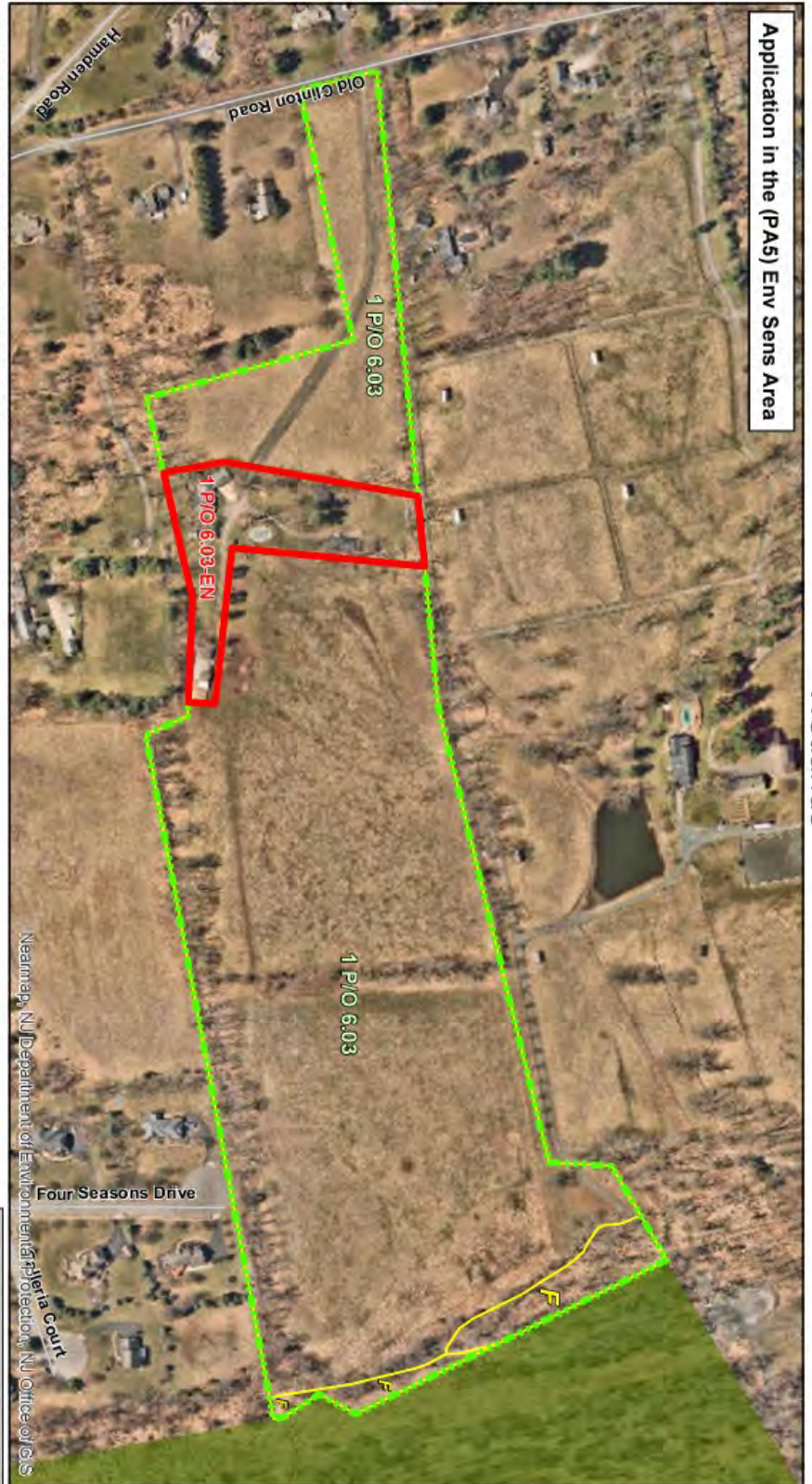
Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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/10-0295-DE/Acquisition/Approvals & Agreements/Becker Final Approval SADC Direct 5.23.24.docx>

X:\counties\hunco\projects\Becker, Lynn S & Walter R fww.mxd



**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**  
 Becker, Lynn S. & Walter R.  
 Block 1 Lots P/O 6.03 (25.2 & 4.6 ac)  
 & P/O 6.03-EN (non-severable exception - 2.5 ac)  
 Gross Total = 32.3 ac  
 Raritan Twp., Hunterdon County

	Property In Question
	EN - (Non-Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State HWYs
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space, State Owned OS Reserves, State Forests, and Private PDCs and Preserved Lands

**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 geographic accuracy and precision of the GIS data contained in this file and associated metadata, and any contents derived therefrom, shall be the responsibility of the user. The data was collected and processed in accordance with the standards set forth in the Professional Land Surveyor's Manual, Chapter 15, Section 15-3.2, and the standards set forth in the Professional Land Surveyor's Manual, Chapter 15, Section 15-3.2.2. Digital Aerial Image.



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Becker, Lynn S. & Walter R.  
Easement Purchase - SADC  
29.8 Acres

Block 1	Lot 6.03	Raritan Twp.	Hunterdon County		
<b>SOILS:</b>		Other	67% * 0	=	.00
		Prime	27% * .15	=	4.05
		Statewide	6% * .1	=	.60
				<b>SOIL SCORE:</b>	<b>4.65</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	86% * .15	=	12.90
		Wetlands/Water	4% * 0	=	.00
		Woodlands	10% * 0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>12.90</b>
<b>FARM USE:</b>	Hay		26 acres		

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (2.5) acres for Existing SFR and other buildings  
Exception is not to be severable from Premises  
Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(7)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Joanne L. and David A. Hofstetter Revocable Trusts**

**MAY 23, 2024**

Subject Property: **Joanne L. & David A. Hofstetter Revocable Trusts**  
Block 25, Lot 18.04 – Union Township, Hunterdon County  
SADC ID#: 10-0296-DE

WHEREAS, on November 10, 2023, the State Agriculture Development Committee (“SADC”) received a development easement sale application from the Co-Trustees of the Joanne L and David A. Hofstetter Revocable Trusts, hereinafter “Owners,” identified as Block 25, Lot 18.04, Union Township, Hunterdon County, hereinafter “the Property,” totaling approximately 36.2 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owner has received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes:

- one (1) approximately 2-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses; and
- one (1) approximately 0.53-acre and one (1) approximately 0.74-acre exception areas for and limited to existing access easements with zero (0) residential opportunities,

resulting in approximately 32.9 net acres to be preserved, hereinafter referred to as the “Premises”; and

WHEREAS, the final acreage of the exception areas shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 2-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one (1) single family residential unit and one (1) barn apartment
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the 0.53 and 0.74-acre access easement non-severable exception areas:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to zero (0) residential opportunities; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunities (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, staff evaluated this application for the sale of development easement 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 September 14, 2022 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, with a quality score of 57.78, the Property has a quality score that does not meet the minimum criteria of 59 needed for "Priority" farm designation in Hunterdon County, but is higher than the minimum needed for the "Alternate" category, and at approximately 36.2 acres it does not meet the minimum acreage criteria for the "Priority" category, but is higher than the minimum 34 acres to be designated an "Alternate" farm, requiring SADC preliminary approval; and

WHEREAS, in accordance with Resolution #FY2022R12(10) which delegated certain routine Acquisition Program approval actions to the Executive Director, the Property was granted SADC preliminary approval by the Executive Director on November 10, 2023 because the farm's quality score is over 70% of the County's average quality score; and

WHEREAS, the Property is in the Highlands Preservation Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2016, Chapter 136, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the chain of title reflects that: (a) Joanne L. and David A. Hofstetter owned the property since 1984 until the property was transferred to Thomas L. Hofstetter and Lee D. Buzzi as Co-Trustees of the Joanne L and David A. Hofstetter Revocable Trusts; (b) Thomas L. Hofstetter and Lee D. Buzzi represent that they are the children of Joanne L. and David A. Hofstetter; and

WHEREAS, the Owner is, therefore, an immediate family member of a landowner who owned the property as of 01/01/2004, making the Property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 28, 2024 the SADC certified a development easement value of \$4,900 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$2,500 per acre based on zoning and environmental regulations in place as of the current valuation date January 23, 2024; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals as requested by the Owner and grant partners; and

WHEREAS, on April 22, 2024 the Owner provisionally accepted the SADC's offer of \$4,900 per acre, but requested final approval to be conditioned on the provision of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and

WHEREAS, if the Owner accepts the Statewide Formula Value, an amended final approval will be necessary for the issuance of the SADC cost share grant, subject to the availability of funds; and

WHEREAS, if the Owner wants to proceed at any time prior to the adoption of the Statewide Formula, an internal amendment to this final approval will be necessary; and

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


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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$4,900 per acre for a total of approximately \$161,357 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. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. 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.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

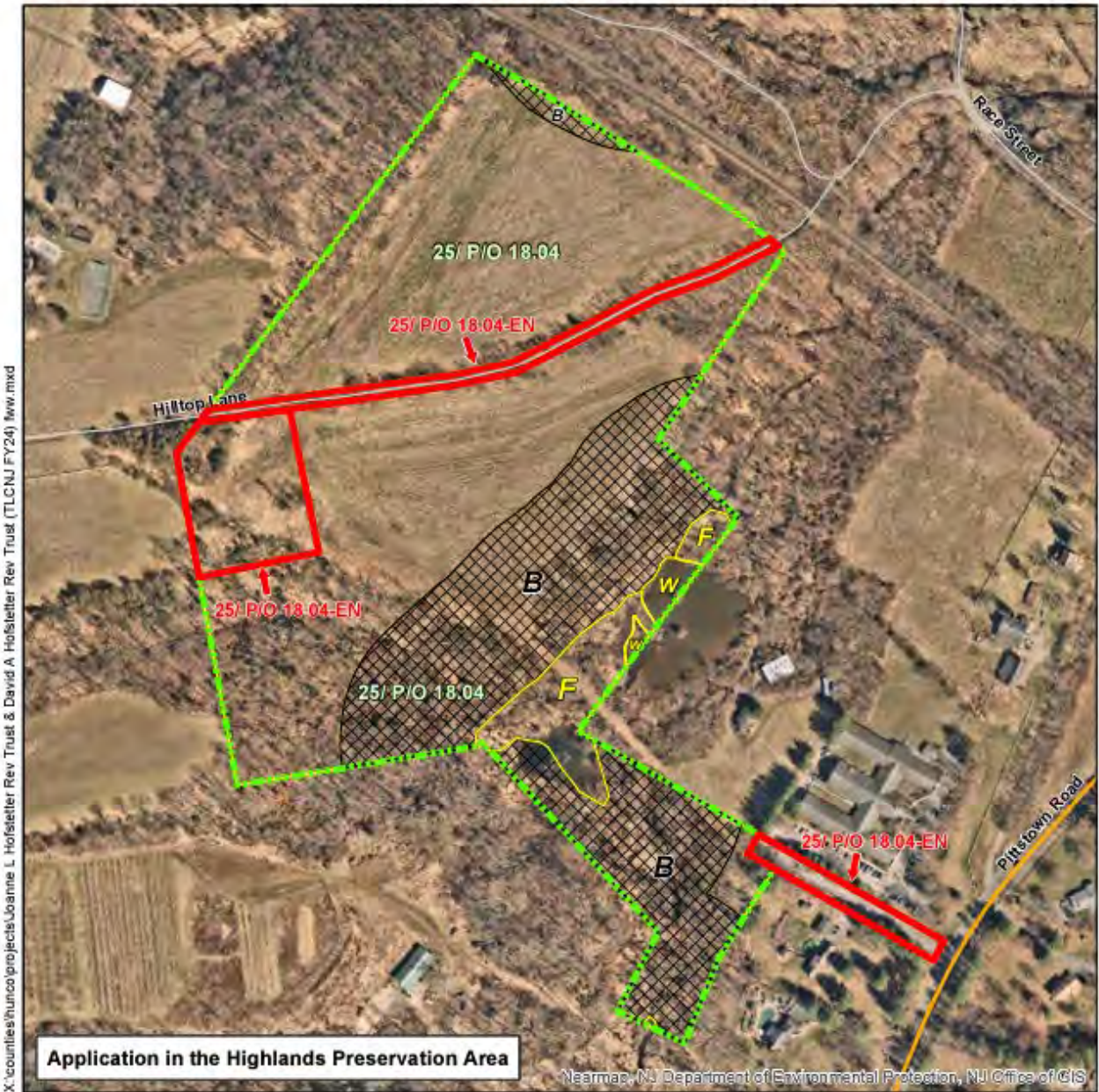
5/23/2024  
Date

  
Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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

# Wetlands



X:\counties\huncico\projects\Joanne L. Hofstetter Rev Trust & David A. Hofstetter Rev Trust (TLCNJ FY24) fww.mxd

**Application in the Highlands Preservation Area**

Nearmap, NJ Department of Environmental Protection, NJ Office of GIS

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

Joanne L. Hofstetter Rev. Trust &  
David A. Hofstetter Rev. Trust (TLCNJ FY24)  
Block 25 Lots P/O 18.04 (22.7 & 10.2 ac);  
P/O 18.04-EN (non-severable exceptions - 2.0, 0.53 & 0.74 ac)  
Gross Total = 36.2 ac  
Union Twp., Hunterdon County



**Sources:**  
NJ Farmland Preservation Program  
NODT Parcel data  
Green Acres Conservation Easement Data  
NJDEP 2015 Landuse/Landcover Data  
NJDEP Open Space  
NODT Road Data  
NJ Highlands Council Data  
NODT Aerial Map 2022 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.



	Property in Question
	EN - (Non-Severable) Exception
	Wetlands Boundaries
	300 ft Buffered Wetlands
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads

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

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

The Joanne L. Hofstetter Rev. Trust  
Easement Purchase - SADC  
32.93 Acres

Block 25	Lot 18.04	Union Twp.	Hunterdon County		
<b>SOILS:</b>		Other	12% * 0	=	.00
		Prime	26% * .15	=	3.90
		Statewide	62% * .1	=	6.20
					<b>SOIL SCORE: 10.10</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	56% * .15	=	8.40
		Wetlands/Water	6% * 0	=	.00
		Woodlands	38% * 0	=	.00
					<b>TILLABLE SOILS SCORE: 8.40</b>
<b>FARM USE:</b>	Hay		21 acres		

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st two (2) acres for one (1) future SFR and one (1) future barn spt  
Exception is not to be severable from Premises
    - 2nd (.74) acres for 25ft access easement to provide access to Block 25 Lot 18.06, Block 25 Lot 18 & Block 25 Lot 18.01  
Exception is not to be severable from Premises  
Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
    - 3rd (.53) acres for Access easement to Block 25 Lot 18.08  
Exception is not to be severable from Premises  
Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(8)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Louis J. and Anne M. Baduini Revocable Trusts (East)**

**MAY 23, 2024**

Subject Property: **Louis J. and Anne M. Baduini Revocable Trusts (East)**  
Block 21, p/o Lot 11  
Independence Township, Warren County  
SADC ID#: 21-0081-DE

WHEREAS, on July 6, 2023, the State Agriculture Development Committee ("SADC") received two (2) applications for the sale of development easements from the Louis J. and Anne M. Baduini Revocable Trusts, hereinafter "Owners," identified as Block 21, Lot 11, Independence Township, Warren County, totaling approximately 180.2 gross acres; and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the landowner requested the appraisals be conducted based on the hypothetical condition that Block 21, Lot 11 has been subdivided into two (2) separate farm applications; Schedule A summarizes the configurations of the applications for Baduini "Lot 11 et al." and Baduini "East"; and

WHEREAS, staff evaluated this application for the sale of development easement 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 September 14, 2022 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, the Property has a quality score of 61.6, which is higher than the minimum quality score of 61 needed for a "Priority" farm designation in Warren County, however at approximately 51.62 acres, it does not meet the minimum acreage criteria for the "Priority" category, but is higher than the minimum 44 acres to be designated an "Alternate" farm, requiring SADC preliminary approval; and

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

WHEREAS, the Property includes no exception areas, resulting in approximately 51.62 net acres to be preserved, hereinafter referred to as "the Premises"; and



WHEREAS, the Premises includes:

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

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

WHEREAS, in accordance with Resolution #FY2022R12(10) which delegated certain routine Acquisition Program approval actions to the Executive Director, the Property was granted SADC preliminary approval by the Executive Director on October 20, 2023, including the hypothetical division of Lot 11, since both applications would result in high quality, viable preserved farms and because the quality score of the Lot 11 (East) application is over 70% of the County's average quality score; and

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2016, Chapter 136, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the chain of title reflects that: (a) Louis J. and Anne M. Baduini owned the property since 2001 until the property was transferred to Chris Baduini and Carol Melda as Co-Trustees of the Louis J. and Anne M. Baduini Revocable Trusts; (b) Chris Baduini and Carol Melda represent that they are the children of Louis J. and Anne M. Baduini; and

WHEREAS, the Owner is, therefore, an immediate family member of a landowner who owned the property as of 01/01/2004, making the Property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 28, 2024 the SADC certified a development easement value of \$6,200 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$5,200 per acre based on zoning and environmental regulations in place as of the current valuation date December 7, 2023; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals as requested by the Owner and grant partners; and

WHEREAS, on April 7, 2024 the Owner provisionally accepted the SADC's offer of \$6,200 per acre, but requested final approval to be conditioned on the provision of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and

WHEREAS, if the Owner accepts the Statewide Formula Value, an amended final approval will be necessary for the issuance of the SADC cost share grant, subject to the availability of funds; and

WHEREAS, if the Owner wants to proceed at any time prior to the adoption of the Statewide Formula, an internal amendment to this final approval will be necessary; and

WHEREAS, the option agreement and certification of easement value was and this Final Approval is conditioned upon the landowners completing an unconditional subdivision of Lot 11 prior to closing and the simultaneous preservation of both the "p/o Lot 11 et al." and "East" farms; and

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

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General.


NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$6,200 per acre for a total of approximately \$320,044 subject to the conditions contained in (Schedule B).
3. Final approval is conditioned upon an unconditional subdivision of Lot 11 prior to closing and the simultaneous preservation of both the "p/o Lot 11 et al." and "East" farms.
4. 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.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. 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.

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

5/23/2024  
Date

  
Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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

# Louis J. & Anne M. Baduini Revocable Trusts Combined Project Map

Applications within the Highlands Planning Area (Non-Conforming) and the (PA4b) Rural Env Sens and the (PA5) Env Sens Areas



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

Block 2, and Acre M. Baduini Revocable Trusts (ESR)  
Block 2 P/O 11 (54.9 ac)  
Gross Total = 54.9 ac

Block 1, & Acre M. Baduini Revocable Trusts (P/O Lot 11 et al)  
Block 2 P/O 11 (103.7 ac)  
P/O 11-EN (non-severable exception - 3.0 ac)  
Gross Total = 106.7 ac

Block 1, and Acre M. Baduini Revocable Trusts (West)  
Block 2 P/O 11 (104.9 ac)  
Gross Total = 104.9 ac

Combined Gross Total = 266.4 ac  
Combined Net Total = 265.4 ac

Independence Twp., Warren County

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. This product is provided as a general guide only and does not constitute a warranty or representation of any kind. The user should consult with a qualified professional to determine the accuracy and precision of this product. The user should also consult with the appropriate regulatory agency for any applicable laws, rules, regulations, and policies. The user should also consult with the appropriate regulatory agency for any applicable laws, rules, regulations, and policies. The user should also consult with the appropriate regulatory agency for any applicable laws, rules, regulations, and policies.

Scale: 1:200 Feet  
October 16, 2023

**Legend:**

- Block 2, and Acre M. Baduini Revocable Trusts (ESR)
- Block 2 P/O 11 (54.9 ac)
- Block 1, & Acre M. Baduini Revocable Trusts (P/O Lot 11 et al)
- Block 2 P/O 11 (103.7 ac)
- P/O 11-EN (non-severable exception - 3.0 ac)
- Gross Total = 106.7 ac
- Block 1, and Acre M. Baduini Revocable Trusts (West)
- Block 2 P/O 11 (104.9 ac)
- Gross Total = 104.9 ac
- Combined Gross Total = 266.4 ac
- Combined Net Total = 265.4 ac

# Wetlands



X:\counties\warren\projects\Lot 11 & Anne M Baduini Revocable Trusts 2 (East) fww.mxd

Warren, NJ Department of Environmental Protection, NJ Office of GIS

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Louis J. and Anne M. Baduini Revocable Trusts (East)  
Block 21 P/O Lot 11 (51.62 ac)  
Gross Total = 51.62 ac  
Independence Twp., Warren County

0 250 500 1,000 Feet

Source:  
NJ Farmland Preservation Program  
NJDOT Parcel edited from subdivision survey  
Green Acres Conservation Easement Data  
NJOSP 2015 Landuse/Landcover Data  
NJOSP Open Space  
NJDOT Road Data  
NJ Highlands Council Data  
NJCI (Near Map 2022) 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, size, and relative location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground (horizontal and/or vertical) controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

- Property In Question
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads



Wetlands Legend:  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
S - 330' Buffer  
W - Water

October 19, 2023

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Louis J. Baduini Revocable Trust & Anne M. Baduini Revocable Trust A  
(East)

Easement Purchase - SADC  
51.62 Acres

Block 21	Lot P/O 11	Independence Twp.	Warren County
<b>SOILS:</b>		Other	56.62% * 0 = .00
		Prime	43.16% * .15 = 6.47
		Unique zero	.22% * 0 = .00
			<b>SOIL SCORE: 6.47</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	41% * .15 = 6.15
		Wetlands/Water	26% * 0 = .00
		Woodlands	33% * 0 = .00
			<b>TILLABLE SOILS SCORE: 6.15</b>
<b>FARM USE:</b>	Cash Grains		33 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:
    1. The landowner has requested the appraisals be conducted based on the hypothetical condition that Block 21, Lot 11 has been subdivided into two separate farm applications. The certifications of easement value, as well as future SADC approvals, will be conditioned upon completing the subdivision of Lot 11 without restriction prior to closing, and the simultaneous preservation of both farms.
  - 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.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(9)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Louis J. and Anne M. Baduini Revocable Trusts (p/o Lot 11 et al.)**

**MAY 23, 2024**

Subject Property: **Louis J. and Anne M. Baduini Revocable Trusts (p/o Lot 11 et al.)**  
Block 21, Lots 12, 13 and p/o Lot 11  
Independence Township, Warren County  
SADC ID#: 21-0082-DE

WHEREAS, on July 6, 2023, the State Agriculture Development Committee ("SADC") received a development easement sale application the Co-Trustees of the Louis J. and Anne M. Baduini Revocable Trusts, hereinafter "Owners," identified as Block 21, Lots 12, 13, and p/o Lot 11 Independence Township, Warren County, hereinafter "the Property," totaling approximately 128.6 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the landowner requested the appraisals be conducted based on the hypothetical condition that Block 21, Lot 11 has been subdivided into two (2) separate farm applications; Schedule A summarizes the configurations of the applications for Baduini "Lot 11 et als" and Baduini "East"; and

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

WHEREAS, the Property includes one (1), approximately 3-acre non-severable exception area for an existing single family residential unit, an existing barn apartment, and to afford future flexibility for nonagricultural uses, resulting in approximately 125.6 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 3-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one (1) single family residential unit and one (1) barn apartment
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) one (1) existing single family residential unit
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, staff evaluated this application for the sale of development easement 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 September 14, 2022 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Warren County (minimum acreage of 60 and minimum quality score of 61) because it is approximately 128.6 acres and has a quality score of 65.88; and

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2016, Chapter 136, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the chain of title reflects that: (a) Louis J. and Anne M. Baduini owned Lots 11 and 13 since 2001 and Lot 12 since 2002 until the property was transferred to Chris Baduini and Carol Melda as Co-Trustees of the Louis J. and Anne M. Baduini Revocable Trusts; (b) Chris Baduini and Carol Melda represent that they are the children of Louis J. and Anne M. Baduini; and

WHEREAS, the Owners are, therefore, an immediate family member of a landowner who owned the property as of 01/01/2004, making the Property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 28, 2024 the SADC certified a development easement value of \$3,200 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$2,100 per acre based on zoning and environmental regulations in place as of the current valuation date December 7, 2023; and



WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals as requested by the Owner and grant partners; and

WHEREAS, on April 7, 2024 the Owners provisionally accepted the SADC's offer of \$3,200 per acre, but requested final approval to be conditioned on the provision of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and

WHEREAS, if the Owners accepts the Statewide Formula Value, an amended final approval will be necessary for the issuance of the SADC cost share grant, subject to the availability of funds; and

WHEREAS, if the Owners wants to proceed at any time prior to the adoption of the Statewide Formula, an internal amendment to this final approval will be necessary; and

WHEREAS, the option agreement and certification of easement value was and this Final Approval is conditioned upon the landowners completing an unconditional subdivision of Lot 11 prior to closing and the simultaneous preservation of both the "p/o Lot 11 et al." and "East" farms; and

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

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General.


NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$3,200 per acre for a total of approximately \$401,920 subject to the conditions contained in (Schedule B).
3. Final approval is conditioned upon an unconditional subdivision of Lot 11 prior to closing and the simultaneous preservation of both the "p/o Lot 11 et al." and "East" farms.
4. 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.

5. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
6. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
7. The SADC authorizes Chaiman 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.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/23/2024  
Date

  
Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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

X:\counties\warco\projects\Louis J & Anne M Baduini Revocable Trusts (All) project map.mxd

# Louis J. & Anne M. Baduini Revocable Trusts Combined Project Map

Application within the Highlands Planning Area (Non-Conforming)  
 Applications within both the (PA4b) Rural Env Sens and the (PA5) Env Sens Areas



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Block 1, and Anne M. Baduini Revocable Trusts (East)  
 Gross Total = 54.9 ac  
 Block 1, and Anne M. Baduini Revocable Trusts (West)  
 P/O 11-EN (non-severable exception - 3.0 ac)  
 Gross Total = 126.6 ac  
 Block 1, and Anne M. Baduini Revocable Trusts (West)  
 Gross Total = 104.9 ac  
 Combined Gross Total = 286.4 ac  
 Combined Net Total = 265.4 ac  
 Independence Twp., Warren County

**DISCLAIMER:** Any use of the product with respect to accuracy and precision shall be the sole responsibility of the user. The user should verify the accuracy and precision of the data shown on this map and should not rely on the data for any other purpose. The product is provided as a service and is not intended to be used for any other purpose. The user should verify the accuracy and precision of the data shown on this map and should not rely on the data for any other purpose. The product is provided as a service and is not intended to be used for any other purpose.



Source:  
 NJ Farmland Preservation Program  
 NJ Department of Environmental Protection, NJ Office of GIS  
 Open Data Consortium, Esri  
 NAD83 New York State 2022 Digital Aerial Image

Wetlands

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Louis J. Baduini Revocable Trust & Anne M. Baduini Revocable Trust B  
(p/o Lot 11 et al.)

Easement Purchase - SADC

122.6 Acres

Block 21	Lot P/O 11	Independence Twp.	Warren County		
Block 21	Lot 13	Independence Twp.	Warren County		
Block 21	Lot 12	Independence Twp.	Warren County		
<b>SOILS:</b>		Other	69% * 0 =	.00	
		Prime	22% * .15 =	3.30	
		Unique zero	9% * 0 =	.00	
					<b>SOIL SCORE: 3.30</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	61% * .15 =	9.15	
		Wetlands/Water	31% * 0 =	.00	
		Woodlands	8% * 0 =	.00	
					<b>TILLABLE SOILS SCORE: 9.15</b>
<b>FARM USE:</b>	Cash Grain NEC		74 acres		

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st three (3) acres for Apt over the barn and other bldgs  
Exception is not to be severable from Premises  
Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. The landowner has requested the appraisals be conducted based on the hypothetical condition that Block 21, Lot 11 has been subdivided into two separate farm applications. The certifications of easement value, as well as future SADC approvals, will be conditioned upon completing the subdivision of Lot 11 without restriction prior to closing, and the simultaneous preservation of both farms.
  - 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.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(10)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Louis J. and Anne M. Baduini Revocable Trusts (West)**

**MAY 23, 2024**

Subject Property: **Louis J. and Anne M. Baduini Revocable Trusts (West)**  
Block 21, Lot 2 - Independence Township, Warren County  
SADC ID#: 21-0083-DE

WHEREAS, on July 6, 2023, the State Agriculture Development Committee ("SADC") received a development easement sale application from the Co-Trustees of the Louis J. and Anne M. Baduini Revocable Trusts, hereinafter "Owners," identified as Block 21, Lot 2, Independence Township, Warren County, hereinafter "the Property," totaling approximately 104.9 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

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

WHEREAS, the Property includes no exception areas, resulting in approximately 104.9 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions
- 2) Zero (0) housing opportunities
- 3) One (1) Residual Dwelling Site Opportunity (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

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

WHEREAS, staff evaluated this application for the sale of development easement 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 September 14, 2022 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Warren County (minimum acreage of 60 and minimum quality score of 61) because it is approximately 104.9 acres and has a quality score of 63.6; and

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A.

13:8C-38j., as amended by P.L. 2016, Chapter 136, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the chain of title reflects that: (a) Louis J. and Anne M. Baduini owned the property since 2001 until the property was transferred to Chris Baduini and Carol Melda as Co-Trustees of the Louis J. and Anne M. Baduini Revocable Trusts; (b) Chris Baduini and Carol Melda represent that they are the children of Louis J. and Anne M. Baduini; and

WHEREAS, the Owner is, therefore, an immediate family member of a landowner who owned the property as of 01/01/2004, making the Property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 28, 2024 the SADC certified a development easement value of \$4,600 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$4,000 per acre based on zoning and environmental regulations in place as of the current valuation date December 7, 2023; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals as requested by the Owner and grant partners; and

WHEREAS, on April 7, 2024 the Owner provisionally accepted the SADC's offer of \$4,600 per acre, but requested final approval to be conditioned on the provision of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and

WHEREAS, if the Owner accepts the Statewide Formula Value, an amended final approval will be necessary for the issuance of the SADC cost share grant, subject to the availability of funds; and

WHEREAS, if the Owner wants to proceed at any time prior to the adoption of the Statewide Formula, an internal amendment to this final approval will be necessary; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$4,600 per acre for a total of approximately \$482,500 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.

5/23/2024  
Date

  
Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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

# Wetlands



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Louis J. and Anne M. Baduini Revocable Trusts (West)  
Block 21 Lot 2 (104.9 ac)  
Gross Total = 104.9 ac  
Independence Twp., Warren County



Sources:  
 NJ Farmland Preservation Program  
 NUDOIT Parcel edited from subdivision survey  
 Green Acres Conservation Easement Data  
 NUDISP 2015 Landuse/Landcover Data  
 NUDISP Open Space  
 NUDOIT Road Data  
 NJ Highlands Council Data  
 NUDOIT/Near Map 2022 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.



	Property In Question
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads

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



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Louis J. Baduini Revocable Trust & Anne M. Baduini Revocable Trust C  
(West)

Easement Purchase - SADC  
104.9 Acres

Block 21	Lot 2	Independence Twp.	Warren County		
<b>SOILS:</b>		Other	61¢ * 0	-	.00
		Prime	31¢ * .15	-	4.65
		Unique zero	8¢ * 0	-	.00
				<b>SOIL SCORE:</b>	<b>4.65</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	74¢ * .15	-	11.10
		Wetlands/Water	19¢ * 0	-	.00
		Woodlands	7¢ * 0	-	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>11.10</b>
<b>FARM USE:</b>	Cash Grain NEC		77 acres		

**This final approval is subject to the following:**

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

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(11)**

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM  
On the Property of Eventing LLC**

**MAY 23, 2024**

Subject Property:   **Eventing LLC**  
                          Block 38 , Lot 1, Tewksbury Township, Hunterdon County  
                          SADC ID#: 10-0299-DE

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 March 14, 2024, the SADC received a development easement sale application from Eventing LLC, hereinafter "Owner," for the property identified as Block 38, Lot 1, Tewksbury Township, Hunterdon County, hereinafter "the Property," totaling approximately 30.45 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for and limited to zero (0) single family residential units and to afford future flexibility of uses, resulting in approximately 29.45 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes two (2) single family residential units, zero (0) Residual Dwelling Site Opportunities (RDSO), zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, the Property is in the Conservation subzone of the Highlands Planning Area and the Township has amended its ordinance to conform with the Highlands Regional Master Plan; and

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2016, Chapter 136, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the Owner acquired the Property in 2018 and, therefore, is not eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, the Property is currently an equine operation with approximately 17.27 acres in equine production as hay and pasture; and

WHEREAS, a specialized "Equine Schedule B" (Schedule B) and an equine map (Schedule B1) will be recorded with the Deed of Easement; 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 66.72 and contains approximately 29.45 net acres (Schedule C); and

WHEREAS, the Property does meet the SADC's Hunterdon County minimum score criteria for the "Priority" category which requires a quality score of at least 59, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 47 and 34 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.

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)3 because the farm:
  - a. has a quality score of 66.72, which is above minimum ranking criteria for a "Priority" farm in Hunterdon County;
  - b. has approximately 48% Prime soils and 20% Statewide Important soils; and
  - c. is within the County Agriculture Development Area.
  - d. is within the conservation and environmentally constrained subzone of the Highlands Planning Area and the Township has opted into the Highlands Regional master plan.
  - e. is located immediately adjacent to another preserved farm and is in a community with a significant investment in farmland preservation.
  - f. 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; and
  - 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.

5/23/2024  
Date

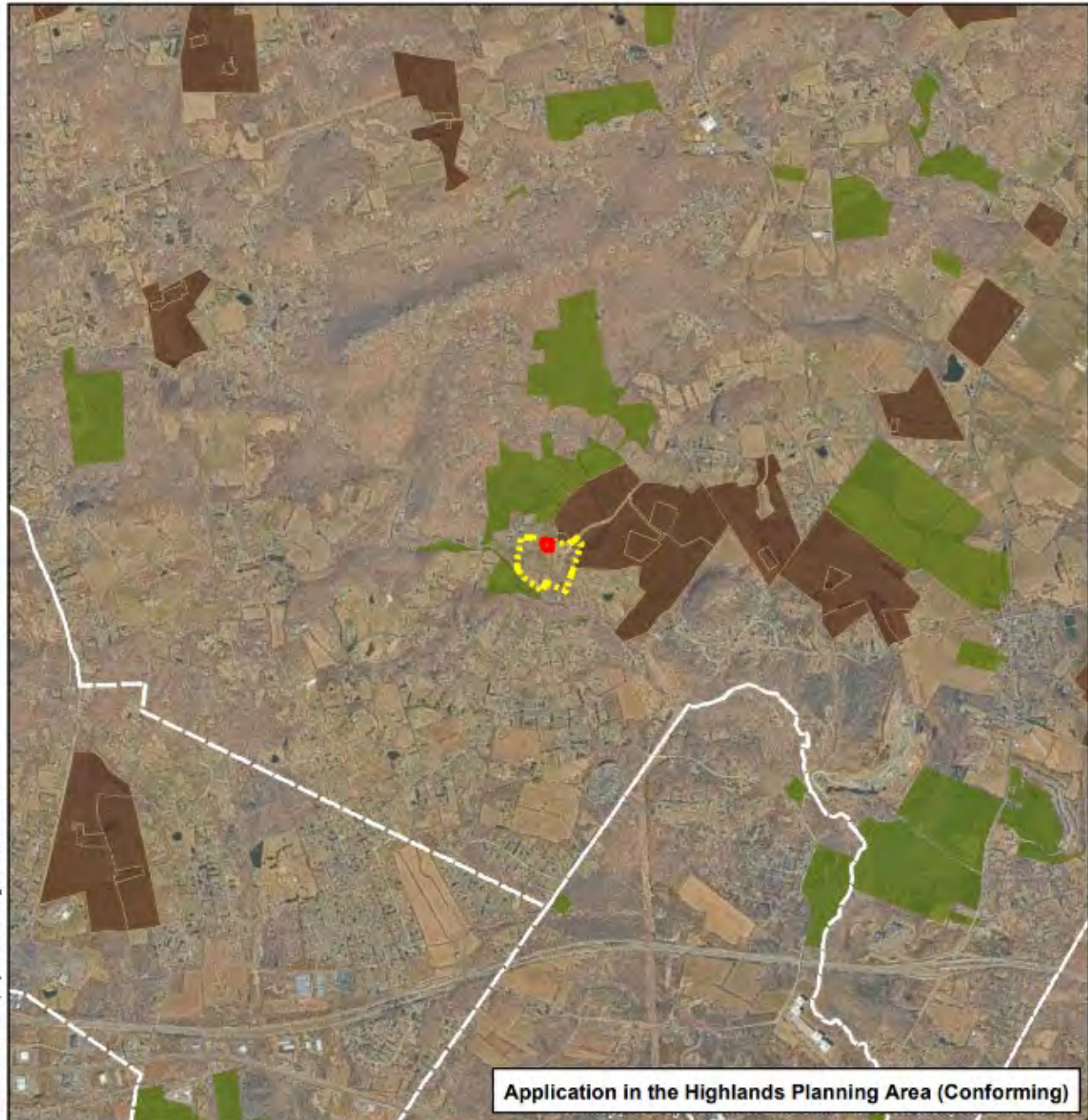


Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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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Application in the Highlands Planning Area (Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Evening LLC  
Block 38 Lots P/O 1 (29.45 ac) &  
P/O 1-EN (non-severable exception - 1.0 ac)  
Gross Total = 30.45 ac  
Tewksbury Twp., Hunterdon County



- Property in Question
- Exceptions
- Preserved Easements
- Transfer Development Rights (TDR)  
Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned DIS & Recreation Easements

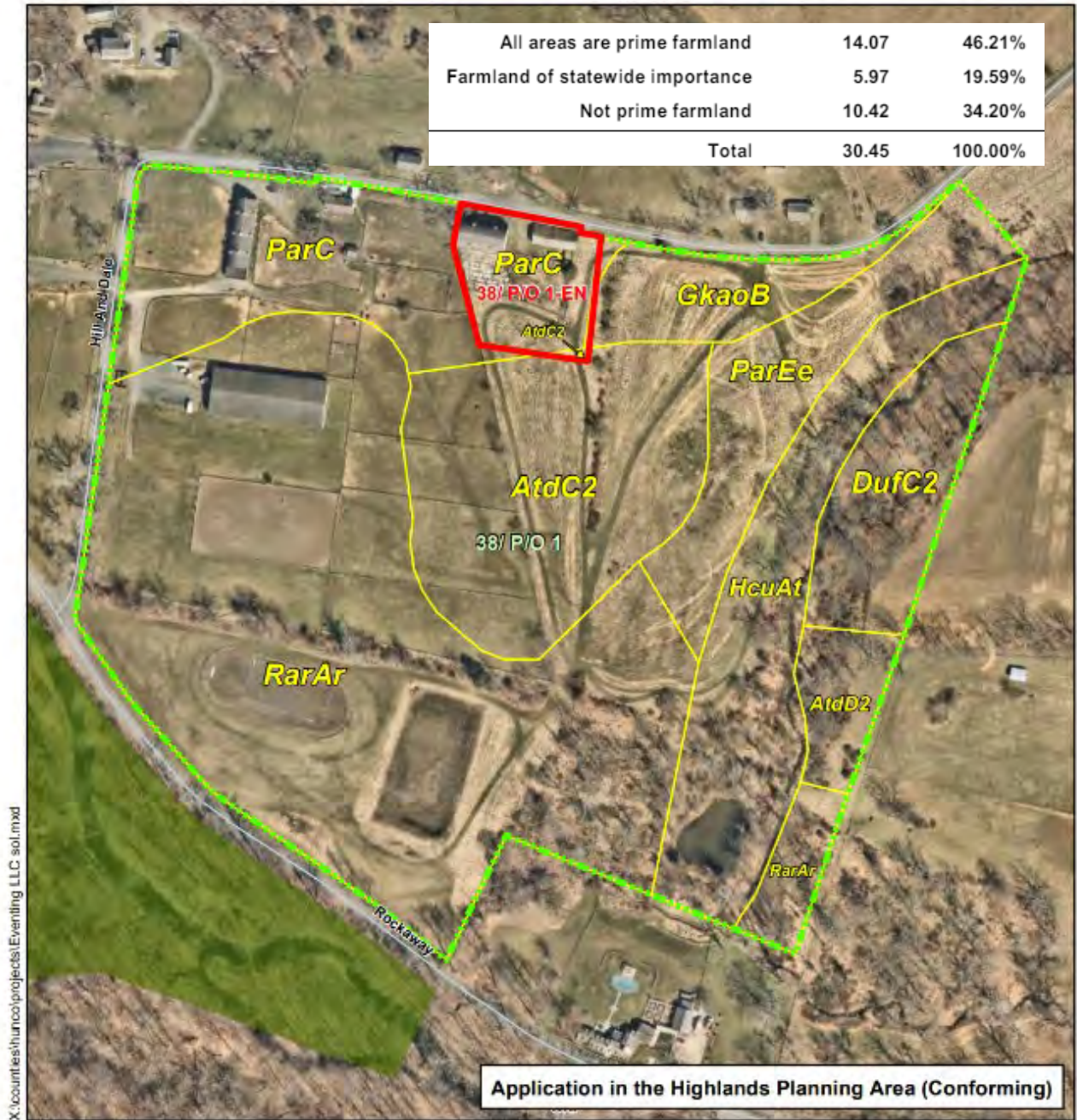


Source:  
NJ Farmland Preservation Program  
NJGIT Parcel data  
NJDEP Conservation/Open Space Easement Data  
NJ Highlands Council Data  
NCEIT Near Map 2023 Digital Aerial Image

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

# Soils

All areas are prime farmland	14.07	46.21%
Farmland of statewide importance	5.97	19.59%
Not prime farmland	10.42	34.20%
<b>Total</b>	<b>30.45</b>	<b>100.00%</b>



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

Eventing LLC  
Block 38 Lots P/O 1 (29.45 ac) &  
P/O 1-EN (non-severable exception - 1.0 ac)  
Gross Total = 30.45 ac  
Tewksbury Twp., Hunterdon County



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

**Legend**

- Property in Question
- EN - (Non-Severable) Exception
- Soils Boundaries
- Limited Access Hways
- Federal or State Hways
- County Roads
- Municipal/Local Roads
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, State Owned O/S & Recreation Easements, & Private P/Cs and Preserved Lands

**Sources:**  
NJ Farmland Preservation Program  
NJOT Parcel data  
NRCS - SSURGO 2021 Soil Data  
NJ Highlands Council Data  
NJOTF Conservation/Open Space Data  
NJOT Road Data  
NJOT Near Map 2023 Digital Aerial Image

**SCHEDULE B**

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

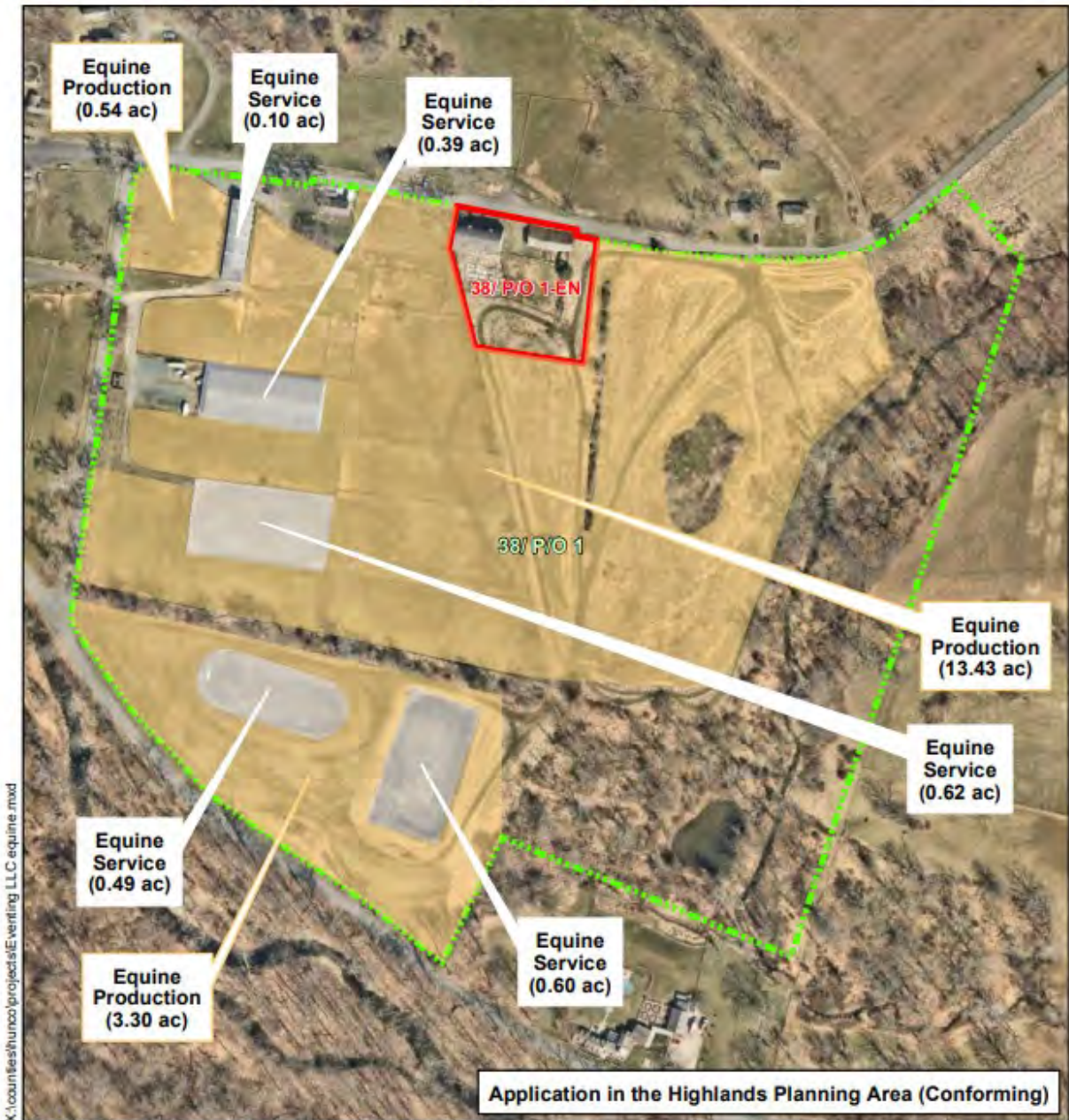
**Horseback riding lessons, boarding, training and schooling horses, in arenas and stalls as depicted on Schedule B1.**

**Grantor further certifies that the above uses (hereinafter "equine service activities") are currently ancillary to equine-related production, including pasturing and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities.**

**Grantor understands and agrees that because the equine service activities are ancillary to equine-related production, the said equine service activities are deemed agricultural uses and are not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted in Schedule B1.**

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

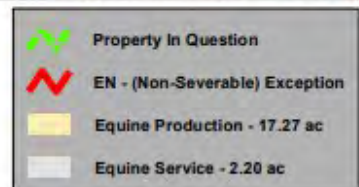
# Equine Areas



X:\counties\huron\project\eventing LLC equine.mxd

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

Eventing LLC  
Block 38 Lots P/O 1 (29.45 ac) &  
P/O 1-EN (non-severable exception - 1.0 ac)  
Gross Total = 30.45 ac  
Tewksbury Twp., Hunterdon County



Sources:  
NJ Farmland Preservation Program  
NJGIT Parcel Data  
NJDOT Road Data  
NJGIT 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 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.

April 5, 2024



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

**GENERAL INFORMATION**

COUNTY OF Hunterdon Tewksbury Twp. 1024  
APPLICANT Eventing LLC

**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	32% * 0	=	.00	
		Prime	48% * .15	=	7.20	
		Statewide	20% * .1	=	2.00	
					<b>SOIL SCORE:</b>	<b>9.20</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	76% + .15	=	11.40	
		Other	16% + 0	=	.00	
		Wetlands/Water	8% + 0	=	.00	
					<b>TILLABLE SOILS SCORE:</b>	<b>11.40</b>
<b>BOUNDARIES AND BUFFERS:</b>		Deed Restricted Farmland (Permanent)	26% + .2	=	5.20	
		Farmland (Unrestricted)	23% + .06	=	1.38	
		Residential Development	19% + 0	=	.00	
		Streams and Wetlands	32% + .18	=	5.76	
					<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>12.34</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>		Eventing LLC	Restricted Farm or Current Application		2	
		Rothpletz	Restricted Farm or Current Application		2	
		Rothpletz #2	Restricted Farm or Current Application		2	
		Rothpletz #1	Restricted Farm or Current Application		2	
		Turnquist	Restricted Farm or Current Application		2	
					<b>DENSITY SCORE:</b>	<b>10.00</b>
<b>LOCAL COMMITMENT:</b>			100% + 20	=	20.00	
					<b>LOCAL COMMITMENT SCORE:</b>	<b>20.00</b>
<b>SIZE:</b>						<b>SIZE SCORE: 2.34</b>
<b>IMMIMENCE OF CHANGE:</b>		SADC Impact factor =	1.44			
					<b>IMMINENCE OF CHANGE SCORE:</b>	<b>1.44</b>
<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>						<b>EXCEPTION SCORE: .00</b>
					<b>TOTAL SCORE:</b>	<b>66.72</b>

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(12)**

**APPROVAL  
Of  
COUNTY PLANNING INCENTIVE GRANT ("PIG")  
APPLICATIONS**

**FY 2025 PIG PROGRAM**

**May 23, 2024**

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

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

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

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

WHEREAS, as a condition of eligibility for a planning incentive grant, a county's comprehensive farmland preservation plan must be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17.4(c); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.6, a county, in submitting an application to the SADC shall include a copy of the comprehensive farmland preservation plan; a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17.5; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously allocated ; and

WHEREAS, to date, Atlantic, Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester,

Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex and Warren Counties have submitted comprehensive farmland preservation plans and planning incentive grant applications; and

WHEREAS, the 18 total participants in the County Planning Incentive Grant Program identified 134 project areas targeted 5,243 farms and 189,903 acres at an estimated total cost of \$1,905,851,218, with a ten-year preservation goal of 86,782 acres, as summarized in the attached Schedule A; and

WHEREAS, of the 18 counties listed above, 15 counties, excluding Atlantic, Ocean and Passaic County, applied for funding under the 2025 County Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

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

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

WHEREAS, 12 of the 15 counties that applied for funding under the 2025 County Planning Incentive Grant round, including Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset and Warren Counties, have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17.4(c); and

WHEREAS, Bergen, Camden, and Sussex Counties applied for funding under the 2025 County Planning Incentive Grant round but have comprehensive farmland preservation plans that are greater than 10 years old; and

WHEREAS, Bergen, Camden, and Sussex Counties are actively revising their comprehensive farmland preservation plan but have yet to adopt revisions; and

WHEREAS, the 15 applicants for the 2025 County Planning Incentive Grant round identified project areas targeting 4,332 farms and 177,126 acres at an estimated total cost of \$1,794,893,995, with a ten-year preservation goal of 83,159 acres, as summarized in the attached Schedule B.

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval to Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset and Warren Counties' Planning Incentive Grant applications for the FY 2025 funding round; and

BE IT FURTHER RESOLVED, that the SADC grants approval to Bergen, Camden, and Sussex Counties Planning Incentive Grant applications for the FY 2025 funding round, as summarized in the attached Schedule B, conditioned upon the counties readopting their comprehensive

farmland preservation plan prior to expending funds allocated to them in the SADC's FY2025 appropriation; and

BE IT FURTHER RESOLVED, that Atlantic, Ocean, and Passaic Counties' decisions to not apply to the 2025 County Planning Incentive Grant Program does not preclude use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plans; and

BE IT FURTHER RESOLVED, that the SADC will monitor each county's funding plan and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Pursuant to N.J.A.C. 2:76-17.8(a)3 each county with an approved Planning Incentive Grant shall expend its grant funds within three years of the date the funds are appropriated. These funds will be considered expended upon the SADC's issuance of a grant containing the final remaining funds. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the county; and

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

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

5/23/2024

Date



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT  
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
<b>Atlantic</b>	17	620	9,684	\$43,506,378	\$4,493	150	450	700	0.13	\$0.400	No Set Amount
<b>Bergen</b>	8	74	477	\$7,045,400	\$14,770	30	150	300	0.10	\$17.600	No Set Amount
<b>Burlington</b>	4	186	12,051	\$90,924,795	\$7,545	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
<b>Camden</b>	5	261	2,846	\$22,065,210	\$7,753	258	1,393	3,147	2.00	\$7.600	No Set Amount
<b>Cape May</b>	6	142	2,963	\$7,111,200	\$2,400	100	500	1,000	1.00	\$6.400	No Set Amount
<b>Cumberland</b>	19	359	14,187	\$68,253,657	\$4,811	1,131	5,654	11,307	1.00	\$1.070	No Set Amount
Hopewell	1	26	771	\$3,424,927	\$4,440	158	788	1,231	0.00	\$0.041	\$0.041
Upper Deerfield	1	46	3,070	\$18,444,560	\$6,008	396	1,979	3,958	0.00	\$0.000	No Set Amount
<b>Gloucester</b>	11	51	16,210	\$194,520,000	\$12,000	1,000	4,000	8,000	4.00	\$10.512	\$5.149
Elk	2	25	971	\$10,678,910	\$11,000	75	377	754	1.00	\$0.038	\$0.038
Franklin	6	225	3,957	\$29,677,500	\$7,500	100	750	1,500	1.00	\$0.123	\$0.123
Woolwich	3	89	2,422	\$36,331,350	\$15,001	265	1,920	3,984	5.00	\$0.594	No Set Amount
<b>Hunterdon</b>	5	545	22,072	\$195,293,056	\$8,848	1,000	5,000	10,000	3.00	\$6.000	\$1.900
Alexandria	4	67	3,700	\$37,002,300	\$10,000	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	32	1,769	\$22,112,500	\$12,500	500	2,500	5,000	6.00	\$0.484	No Set Amount
East Amwell	1	16	1,231	\$17,234,000	\$14,000	185	925	1,848	4.00	\$0.268	\$0.268
Franklin	1	14	1,487	\$13,383,000	\$9,000	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	36	1,500	\$15,000,000	\$10,000	703	1,700	2,222	2.00	\$0.277	No Set Amount
Kingwood	1	34	2,382	\$23,820,000	\$10,000	170	679	849	3.00	\$0.187	No Set Amount
Raritan	4	22	2,351	\$58,773,750	\$25,000	100	300	600	8.00	\$0.328	No Set Amount
Readington	1	35	1,667	\$20,004,000	\$12,000	100	600	1,065	2.00	\$0.661	No Set Amount
Tewksbury	3	69	1,759	\$35,180,000	\$20,000	100	300	1,000	5.00	\$0.789	No Set Amount
Union	4	17	629	\$5,409,400	\$8,600	50	200	500	0.20	\$0.139	\$0.050
West Amwell	1	53	2,772	\$27,720,000	\$10,000	100	300	500	0.06	\$0.187	\$0.070
<b>Mercer</b>	7	58	2,063	\$21,558,350	\$10,450	100	500	1,000	2.50	\$11.000	No Set Amount
Hopewell	1	15	777	\$15,540,000	\$20,000	150	500	854	3.00	\$1.196	No Set Amount
<b>Middlesex</b>	5	115	2,734	\$170,478,570	\$62,355	225	1,125	2,250	3.00	\$40.705	No Set Amount
<b>Monmouth</b>	6	191	7,394	\$159,569,914	\$21,581	541	2,599	4,075	2.50	\$36.375	\$1.100
Colts Neck	1	17	752	\$26,212,464	\$34,857	215	414	623	1.20	\$0.444	\$0.444
Holmdel	1	11	299	\$11,643,160	\$39,000	11	25	85	2.50	\$1.076	No Set Amount
Howell	4	14	353	\$7,060,000	\$20,000	127	370	452	2.00	\$1.509	No Set Amount
Manalapan	1	25	467	\$9,340,000	\$20,000	131	659	1,318	2.00	\$1.877	No Set Amount
Marlboro	3	24	465	\$16,740,000	\$36,000	45	216	452	1.00	\$0.730	\$0.730
Millstone	4	61	2,760	\$49,680,000	\$18,000	200	600	1,000	6.00	\$1.158	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	\$15,000	550	1,000	1,500	6.00	\$785.000	No Set Amount
<b>Morris</b>	3	181	3,738	\$128,717,270	\$34,435	100	520	1,080	0.62	\$7.200	No Set Amount
<b>Ocean</b>	7	213	2,516	\$60,092,144	\$23,884	200	901	1,623	1.2	\$11.659	No Set Amount

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT  
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
<b>Passaic</b>	1	4	100	\$313,300	\$3,133	100	500	1,000	1.0	\$4.525	\$0.750
<b>Salem</b>	3	1,080	39,942	\$223,675,200	\$5,600	650	3,250	6,500	2.00	\$1.000	\$1.000
Alloway	1	158	5,802	\$35,392,200	\$6,100	500	1,000	1,500	0.50	\$0.014	No Set Amount
Mannington	1	41	933	\$5,598,000	\$6,000	25	125	250	2.00	\$0.035	\$0.035
Oldmans	1	74	2,420	\$14,805,560	\$6,118	100	500	1,000	2.00	\$0.057	\$0.057
Pilesgrove	4	55	2,359	\$21,463,756	\$9,099	203	1,304	2,608	3.00	\$0.140	\$0.140
Pittsgrove	1	189	3,946	\$22,807,880	\$5,780	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	1	270	6,928	\$51,960,000	\$7,500	700	3,500	7,000	2.00	\$0.067	\$0.068
<b>Somerset</b>	10	291	12,146	\$306,212,806	\$25,211	446	2,850	6,300	3.00	\$21.900	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	\$30,000	500	2,706	2,706	1.50	\$0.409	No Set Amount
Franklin	2	59	1,138	\$22,760,000	\$20,000	146	731	1,462	5.00	\$6.262	No Set Amount
Hillsborough	3	7	296	\$5,927,291	\$20,000	100	500	1,000	2.80	\$1.844	No Set Amount
Montgomery	1	26	630	\$21,694,680	\$34,436	50	300	454	4.00	\$1.617	No Set Amount
Peapack & Gladstone	2	21	215	\$7,525,000	\$35,000	20	80	160	3.00	\$0.221	\$0.222
<b>Sussex</b>	10	240	9,199	\$50,622,097	\$5,503	850	4,500	8,500	0.21	\$0.395	\$0.200
Frankford	4	87	3,412	\$15,241,404	\$4,467	100	500	1,000	1.00	\$0.074	\$0.074
Green	3	53	1,390	\$9,035,000	\$6,500	150	675	1,300	1.000	\$0.043	No Set Amount
<b>Warren</b>	7	632	29,581	\$155,891,870	\$5,270	1,000	5,000	10,000	2.00	\$2.400	\$0.832
Blairstown	1	20	1,569	\$11,770,088	\$7,500	38	200	375	2.40	\$0.177	Undetermined
Franklin	2	144	4,587	\$23,164,350	\$5,050	100	500	1,000	0.25	\$0.010	No Set Amount
Freylinghuysen	7	65	2,148	\$13,962,000	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,542	\$10,264,000	\$6,656	174	1,092	1,573	4.00	\$0.240	\$0.240
Harmony	1	29	3,724	\$16,586,696	\$5,248	75	400	750	2.00	\$0.096	\$0.239
Hope	1	58	3,137	\$13,972,198	\$4,454	80	650	1,000	1.25	\$0.027	\$0.027
Knowlton	2	55	2,234	\$11,170,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.052
White	1	101	3,416	\$22,296,232	\$6,527	100	900	2,000	2.00	\$0.111	\$0.111
Washington	1	40	1,985	\$15,483,000	\$7,800	100	500	1,000	2.00	\$0.137	No Set Amount
<b>County Totals (18)</b>	<b>134</b>	<b>5,243</b>	<b>189,903</b>	<b>\$1,905,851,218</b>		<b>8,881</b>	<b>43,892</b>	<b>86,782</b>		<b>\$198.141</b>	
<b>Municipal Totals (45)</b>	<b>97</b>	<b>2,767</b>	<b>101,904</b>	<b>\$1,110,256,155</b>		<b>8,901</b>	<b>36,737</b>	<b>66,627</b>		<b>\$809.386</b>	

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

Date: 5/5/24

Schedule B

2025 COUNTY PLANNING INCENTIVE GRANT  
APPROVAL APPLICATIONS

County	# of Project Areas	# of Target Farms	Targeted Farm Acreage	Estimated Total Cost	Estimated Cost Per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Bergen	8	74	477	\$7,045,400	\$14,770	30	150	300	0.10	\$17.60	No Set Amount
Burlington	4	186	12,051	\$90,924,795	\$7,545	1,000	5,000	10,000	1.50	\$19.00	No Set Amount
Cape May	6	142	2,963	\$7,111,200	\$2,400	100	500	1,000	1.00	\$6.400	No Set Amount
Camden	5	261	2,846	\$22,065,210	\$7,753	258	1,393	3,147	2.00	\$7.600	No Set Amount
Cumberland	19	359	14,187	\$68,253,657	\$4,811	1,131	5,654	11,307	1.00	\$1.07	No Set Amount
Gloucester	11	51	16,210	\$194,520,000	\$12,000	1,000	4,000	8,000	4.00	\$10.51	\$5.15
Hunterdon	5	545	22,072	\$195,293,056	\$8,848	1,000	5,000	10,000	3.00	\$6.00	\$1.90
Mercer	7	58	2,063	\$21,558,350	\$10,450	100	500	1,000	2.50	\$11.00	No Set Amount
Middlesex	5	115	2,734	\$170,478,570	\$62,355	225	1,125	2,250	3.00	\$40.71	No Set Amount
Monmouth	6	191	7,394	\$159,569,914	\$21,581	541	2,599	4,075	2.50	\$36.38	\$1.10
Morris	3	181	3,738	\$128,717,270	\$34,435	100	520	1,080	0.62	\$7.20	No Set Amount
Salem	3	1,080	39,942	\$223,675,200	\$5,600	650	3,250	6,500	2.00	\$1.00	\$1.00
Sussex	10	240	9,199	\$50,622,097	\$5,503	850	4,500	8,500	0.21	\$0.395	\$0.200
Somerset	10	291	12,146	\$306,212,806	\$25,211	446	2,850	6,300	3.00	\$21.90	No Set Amount
Warren	7	632	29,581	\$155,891,870	\$5,270	1,000	5,000	10,000	2.00	\$2.40	\$0.83
<b>Final Approval Totals</b>											
<b>Total</b>	<b>101</b>	<b>4,332</b>	<b>177,126</b>	<b>\$1,794,893,995</b>	<b>\$15,269</b>	<b>8,401</b>	<b>41,891</b>	<b>83,159</b>		<b>172</b>	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(13)**

**APPROVAL OF  
MUNICIPAL PLANNING INCENTIVE GRANT (“PIG”) APPLICATIONS INCLUDING  
NEW AND UPDATED COMPREHENSIVE FARMLAND PRESERVATION PLANS**

**FY 2025 PIG PROGRAM**

**May 23, 2024**

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

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

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

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



WHEREAS, as a condition of eligibility for a planning incentive grant, a municipality's comprehensive farmland preservation plan must be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland plan element, a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17A.5; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously allocated; and

WHEREAS, to date, the SADC has received 46 comprehensive farmland preservation plans and municipal planning incentive grant applications pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, in total, the 46 municipal planning incentive grant participants identified 97 project areas in 9 counties and targeted 2,767 farms and 101,904 acres at an estimated total cost of, \$1,110,256,155, with a ten-year preservation goal of 66,627 acres as summarized in the attached Schedule A; and

WHEREAS, of the 46 municipalities, 27 applied for funding under the 2025 Municipal Planning Incentive Grant Program; and

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

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

WHEREAS, 20 of the municipalities that applied for funding under the 2025 Municipal Planning Incentive Grant Program have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, 7 municipalities that applied for funding under the 2025 Municipal Planning Incentive Grant Program have comprehensive farmland preservation plans greater than 10 years old, are actively revising these plans and anticipate readoption in advance of the SADC's approval of the FY2025 appropriation request; and

WHEREAS, as part of its application for the 2025 Municipal Planning Incentive Grant round,

Peapack & Gladstone Borough, Somerset County included an amended comprehensive farmland preservation plan developed consistent with the SADC's adopted guidelines; and

WHEREAS, the SADC established cost share grant funding for the preparation or update of comprehensive farmland preservation plans as detailed in SADC Policy #55; and

WHEREAS, Peapack & Gladstone has an executed grant agreement with the SADC to fund its comprehensive farmland preservation plan update; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the following Municipal Planning Incentive Grant applications submitted under the FY25 program funding round, as summarized in the attached Schedule B:

- |  |   |
|--|---|
| 1. Hopewell Township, Cumberland County  | County                                    |
| 2. Franklin Township, Gloucester County  | 11. Franklin Township, Somerset County    |
| 3. Holland Township, Hunterdon County    | 12. Peapack & Gladstone Borough, Somerset |
| 4. Readington Township, Hunterdon County | 13. Green Township, Sussex County         |
| 5. Marlboro Township, Monmouth County    | 14. Frankford Township, Sussex County     |
| 6. Millstone Township, Monmouth County   | 15. Frelinghuysen Township, Warren County |
| 7. Alloway Township, Salem County        | 16. Franklin Township, Warren County      |
| 8. Mannington Township, Salem County     | 17. Harmony Township, Warren County       |
| 9. Pittsgrove Township, Salem County     | 18. Hope Township, Warren County          |
| 10. Upper Pittsgrove Township, Salem     | 19. Knowlton Township, Warren County      |
|  | 20. White Township, Warren County; and    |

BE IT FURTHER RESOLVED, that the SADC grants approval of the following Municipal Planning Incentive Grant applications conditioned upon readoption of their comprehensive farmland preservation plans prior to SADC's approval of its FY25 appropriation request, as summarized in the attached Schedule B:

- |   |   |
|---|---|
| 1. Delaware Township, Hunterdon County  | County                                  |
| 2. Hopewell Township, Mercer County     | 5. Oldmans Township, Salem County       |
| 3. Colts Neck Township, Monmouth County | 6. Pilesgrove Township, Salem County    |
| 4. Manalapan Township, Monmouth         | 7. Montgomery Township, Somerset County |

BE IT FURTHER RESOLVED, that the SADC grants approval of the Peapack & Gladstone Borough comprehensive farmland preservation plan amendments; and

BE IT FURTHER RESOLVED, that the SADC authorizes release of cost share funding for the update of this comprehensive farmland preservation plan upon completion of grant requirements pursuant to SADC Policy #55 and the executed agreement; and

BE IT FURTHER RESOLVED, a municipalities' decision to not apply to the 2025 Municipal Planning Incentive Grant Program does not preclude use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plan; and

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

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality's funding plan and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan pursuant to N.J.A.C 2:76-17A.8(a)2. Each Planning Incentive Grant municipality shall expend its grant funds within three years of the date the funds are appropriated. These funds will be considered expended upon the SADC's issuance of a grant containing the final remaining funds. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; and

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

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

5/23/2024

Date



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT  
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	620	9,684	\$43,506,378	\$4,493	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	74	477	\$7,045,400	\$14,770	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	186	12,051	\$90,924,795	\$7,545	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	261	2,846	\$22,065,210	\$7,753	258	1,393	3,147	2.00	\$7.600	No Set Amount
Cape May	6	142	2,963	\$7,111,200	\$2,400	100	500	1,000	1.00	\$6.400	No Set Amount
Cumberland	19	359	14,187	\$68,253,657	\$4,811	1,131	5,654	11,307	1.00	\$1.070	No Set Amount
Hopewell	1	26	771	\$3,424,927	\$4,440	158	788	1,231	0.00	\$0.041	\$0.041
Upper Deerfield	1	46	3,070	\$18,444,560	\$6,008	396	1,979	3,958	0.00	\$0.000	No Set Amount
Gloucester	11	51	16,210	\$194,520,000	\$12,000	1,000	4,000	8,000	4.00	\$10.512	\$5.149
Elk	2	25	971	\$10,678,910	\$11,000	75	377	754	1.00	\$0.038	\$0.038
Franklin	6	225	3,957	\$29,677,500	\$7,500	100	750	1,500	1.00	\$0.123	\$0.123
Woolwich	3	89	2,422	\$36,331,350	\$15,001	265	1,920	3,984	5.00	\$0.594	No Set Amount
Hunterdon	5	545	22,072	\$195,293,056	\$8,848	1,000	5,000	10,000	3.00	\$6.000	\$1.900
Alexandria	4	67	3,700	\$37,002,300	\$10,000	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	32	1,769	\$22,112,500	\$12,500	500	2,500	5,000	6.00	\$0.484	No Set Amount
East Amwell	1	16	1,231	\$17,234,000	\$14,000	185	925	1,848	4.00	\$0.268	\$0.268
Franklin	1	14	1,487	\$13,383,000	\$9,000	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	36	1,500	\$15,000,000	\$10,000	703	1,700	2,222	2.00	\$0.277	No Set Amount
Kingwood	1	34	2,382	\$23,820,000	\$10,000	170	679	849	3.00	\$0.187	No Set Amount
Raritan	4	22	2,351	\$58,773,750	\$25,000	100	300	600	8.00	\$0.328	No Set Amount
Readington	1	35	1,667	\$20,004,000	\$12,000	100	600	1,065	2.00	\$0.661	No Set Amount
Tewksbury	3	69	1,759	\$35,180,000	\$20,000	100	300	1,000	5.00	\$0.789	No Set Amount
Union	4	17	629	\$5,409,400	\$8,600	50	200	500	0.20	\$0.139	\$0.050
West Amwell	1	53	2,772	\$27,720,000	\$10,000	100	300	500	0.06	\$0.187	\$0.070
Mercer	7	58	2,063	\$21,558,350	\$10,450	100	500	1,000	2.50	\$11.000	No Set Amount
Hopewell	1	15	777	\$15,540,000	\$20,000	150	500	854	3.00	\$1.196	No Set Amount
Middlesex	5	115	2,734	\$170,478,570	\$62,355	225	1,125	2,250	3.00	\$40.705	No Set Amount
Monmouth	6	191	7,394	\$159,569,914	\$21,581	541	2,599	4,075	2.50	\$36.375	\$1.100
Colts Neck	1	17	752	\$26,212,464	\$34,857	215	414	623	1.20	\$0.444	\$0.444
Holmdel	1	11	299	\$11,643,160	\$39,000	11	25	85	2.50	\$1.076	No Set Amount
Howell	4	14	353	\$7,060,000	\$20,000	127	370	452	2.00	\$1.509	No Set Amount
Manalapan	1	25	467	\$9,340,000	\$20,000	131	659	1,318	2.00	\$1.877	No Set Amount
Marlboro	3	24	465	\$16,740,000	\$36,000	45	216	452	1.00	\$0.730	\$0.730
Millstone	4	61	2,760	\$49,680,000	\$18,000	200	600	1,000	6.00	\$1.158	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	\$15,000	550	1,000	1,500	6.00	\$785.000	No Set Amount
Morris	3	181	3,738	\$128,717,270	\$34,435	100	520	1,080	0.62	\$7.200	No Set Amount
Ocean	7	213	2,516	\$60,092,144	\$23,884	200	901	1,623	1.2	\$11.659	No Set Amount

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT  
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
<b>Passaic</b>	1	4	100	\$313,300	\$3,133	100	500	1,000	1.0	\$4.525	\$0.750
<b>Salem</b>	3	1,080	39,942	\$223,675,200	\$5,600	650	3,250	6,500	2.00	\$1.000	\$1.000
Alloway	1	158	5,802	\$35,392,200	\$6,100	500	1,000	1,500	0.50	\$0.014	No Set Amount
Mannington	1	41	933	\$5,598,000	\$6,000	25	125	250	2.00	\$0.035	\$0.035
Oldmans	1	74	2,420	\$14,805,560	\$6,118	100	500	1,000	2.00	\$0.057	\$0.057
Pilesgrove	4	55	2,359	\$21,463,756	\$9,099	203	1,304	2,608	3.00	\$0.140	\$0.140
Pittsgrove	1	189	3,946	\$22,807,860	\$5,780	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	1	270	6,928	\$51,960,000	\$7,500	700	3,500	7,000	2.00	\$0.067	\$0.068
<b>Somerset</b>	10	291	12,146	\$306,212,806	\$25,211	446	2,850	6,300	3.00	\$21.900	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	\$30,000	500	2,706	2,706	1.50	\$0.409	No Set Amount
Franklin	2	59	1,138	\$22,760,000	\$20,000	146	731	1,462	5.00	\$6.262	No Set Amount
Hillsborough	3	7	296	\$5,927,291	\$20,000	100	500	1,000	2.80	\$1.844	No Set Amount
Montgomery	1	26	630	\$21,694,680	\$34,436	50	300	454	4.00	\$1.617	No Set Amount
Peapack & Gladstone	2	21	215	\$7,525,000	\$35,000	20	80	160	3.00	\$0.221	\$0.222
<b>Sussex</b>	10	240	9,199	\$50,622,097	\$5,503	850	4,500	8,500	0.21	\$0.395	\$0.200
Frankford	4	87	3,412	\$15,241,404	\$4,467	100	500	1,000	1.00	\$0.074	\$0.074
Green	3	53	1,390	\$9,035,000	\$6,500	150	675	1,300	1.000	\$0.043	No Set Amount
<b>Warren</b>	7	632	29,581	\$155,891,870	\$5,270	1,000	5,000	10,000	2.00	\$2.400	\$0.832
Blairstown	1	20	1,569	\$11,770,088	\$7,500	38	200	375	2.40	\$0.177	Undetermined
Franklin	2	144	4,587	\$23,164,350	\$5,050	100	500	1,000	0.25	\$0.010	No Set Amount
Freylinghuysen	7	65	2,148	\$13,962,000	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,542	\$10,264,000	\$6,656	174	1,092	1,573	4.00	\$0.240	\$0.240
Harmony	1	29	3,724	\$16,586,696	\$5,248	75	400	750	2.00	\$0.096	\$0.239
Hope	1	58	3,137	\$13,972,198	\$4,454	80	650	1,000	1.25	\$0.027	\$0.027
Knowlton	2	55	2,234	\$11,170,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.052
White	1	101	3,416	\$22,296,232	\$6,527	100	900	2,000	2.00	\$0.111	\$0.111
Washington	1	40	1,985	\$15,483,000	\$7,800	100	500	1,000	2.00	\$0.137	No Set Amount
<b>County Totals (18)</b>	<b>134</b>	<b>5,243</b>	<b>189,903</b>	<b>\$1,905,851,218</b>		<b>8,881</b>	<b>43,892</b>	<b>86,782</b>		<b>\$198.141</b>	
<b>Municipal Totals (45)</b>	<b>97</b>	<b>2,767</b>	<b>101,904</b>	<b>\$1,110,256,155</b>		<b>8,901</b>	<b>36,737</b>	<b>66,627</b>		<b>\$809.386</b>	

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

Date: 5/5/24

Schedule B

MUNICIPAL PLANNING INCENTIVE GRANT  
APPROVAL APPLICATIONS

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
<b>Cumberland</b>											
Hopewell	1	28	771	\$3,424,927	\$4,440	158	788	1,231	0.00	\$0.041	\$0.041
<b>Gloucester</b>											
Franklin	6	225	3,957	\$29,877,500	\$7,500	100	750	1,500	1.00	\$0.123	\$0.123
<b>Hunterdon</b>											
Delaware	2	32	1,769	\$22,112,500	\$12,500	500	2,500	5,000	6.00	\$0.484	No Set Amount
Holland	4	36	1,500	\$15,000,000	\$10,000	703	1,700	2,222	2.00	\$0.277	No Set Amount
Readington	1	35	1,887	\$20,004,000	\$12,000	100	800	1,065	2.00	\$0.661	No Set Amount
<b>Mercer</b>											
Hopewell	1	15	777	\$15,540,000	\$20,000	150	500	854	3.00	\$1.196	No Set Amount
<b>Monmouth</b>											
Colts Neck	1	17	752	\$26,212,464	\$34,857	215	414	623	1.20	\$0.444	\$0.444
Manalapan	1	25	467	\$9,340,000	\$20,000	131	659	1,318	2.00	\$1.877	No Set Amount
Marlboro	3	24	465	\$16,740,000	\$36,000	45	216	452	1.00	\$0.730	\$0.730
Millstone	4	61	2,760	\$49,680,000	\$18,000	200	800	1,000	6.00	\$1.158	No Set Amount
<b>Salem</b>											
Alloway	1	158	5,802	\$35,392,200	\$6,100	500	1,000	1,500	0.50	\$0.014	No Set Amount
Mannington	1	41	933	\$5,598,000	\$6,000	25	125	250	2.00	\$0.035	\$0.035
Oldmans	1	74	2,420	\$14,805,560	\$6,118	100	500	1,000	2.00	\$0.057	\$0.057
Pilesgrove	4	55	2,359	\$21,463,756	\$9,099	203	1,304	2,608	3.00	\$0.140	\$0.140
Pittsgrove	1	189	3,946	\$22,807,880	\$5,780	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	1	270	6,928	\$51,960,000	\$7,500	700	3,500	7,000	2.00	\$0.067	\$0.066
<b>Somerset</b>											
Franklin	2	59	1,138	\$22,760,000	\$20,000	146	731	1,462	5.00	\$6.262	No Set Amount
Montgomery	1	26	630	\$21,694,680	\$34,436	50	300	454	4.00	\$1.617	No Set Amount
Peapack & Gladstone	2	21	215	\$7,525,000	\$35,000	20	80	160	3.00	\$0.221	\$0.222
<b>Sussex</b>											
Frankford	4	87	3,412	\$15,241,404	\$4,467	100	500	1,000	1.00	\$0.074	\$0.074
Green	3	53	1,390	\$9,035,000	\$6,500	150	675	1,300	1.000	\$0.043	No Set Amount
<b>Warren</b>											
Franklin	2	144	4,587	\$23,164,350	\$5,050	100	500	1,000	0.25	\$0.010	No Set Amount
Freylinghuysen	7	65	2,148	\$13,982,000	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Harmony	1	29	3,724	\$18,586,696	\$5,248	75	400	750	2.00	\$0.096	\$0.239
Hope	1	58	3,137	\$13,972,198	\$4,454	80	650	1,000	1.25	\$0.027	\$0.027
Knowlton	2	55	2,234	\$11,170,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.052
White	1	101	3,416	\$22,296,232	\$6,527	100	900	2,000	2.00	\$0.111	\$0.111
<b>Final Approval Totals</b>	<b>59</b>	<b>1,981</b>	<b>63,304</b>	<b>\$537,166,347</b>		<b>5,051</b>	<b>21,630</b>	<b>41,233</b>		<b>\$15.937</b>	

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

Date: 5/5/24

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R5(14)**

**Retirement of Susan E. Payne, Executive Director  
May 23, 2024**

**WHEREAS**, New Jersey's State Agriculture Development Committee (SADC) is the lead agency in preservation of farmland, its Right to Farm Act, and promoting innovative approaches to maintaining agricultural viability, among other programs; and

**WHEREAS**, the Executive Director of the SADC must be a strong leader, a willing listener, and a person of focus and attention to detail, in order to effectively oversee the varied programs within the SADC's purview; and

**WHEREAS**, Susan Payne has steadfastly served as the Executive Director of the SADC since her appointment by then-Secretary of Agriculture Charles Kuperus in December 2004, leading the agency through times both celebrated and argued over, always with an eye toward ensuring that farmland and its many resources remain available for the agricultural industry well into the future: and

**WHEREAS**, through her efforts over the past 35 years as both the Executive Director of SADC and, prior to that, as leader of Burlington County's oft-honored preservation program, Susan has created a legacy of excellence in developing, administering, and managing one of the most successful farmland preservation programs in the nation; and

**WHEREAS**, Susan spearheaded the development of numerous conservation tools, including Burlington County's Installment Purchase Agreements (IPAs) and the establishment of the first Transfer of Development rights (TDR) programs in the state in Lumberton and Chesterfield townships, significantly accelerating the permanent protection of farmland and open space in New Jersey; and

**WHEREAS**, Susan's experience and vision led the organization to restructure and move away from the easement acquisition program, instead envisioning a block grant program based on sound planning and prioritization by the local County Agricultural Development Boards and Municipal Agricultural Advisory Committees; and

**WHEREAS**, as a reflection of Susan's vision and achievements, the SADC in 2008 received the New Jersey Chapter of the American Planning Association's Outstanding Environmental Achievement award, which recognizes exceptional creativity in balancing environmental concerns with the realities of real-estate development, and in 2020, the SADC was honored by the American Farmland Trust when it ranked New Jersey number-one in the nation for addressing the loss of farmland, finding coordination between local governments is essential to implementing a successful preservation program; and; and

**WHEREAS**, under Susan's leadership, two of New Jersey's largest and most complex farmland preservation transactions were accomplished – the 2008 preservation of 1,770 farm acres out of a total 1,900 acres owned by Salem Farms Corporation in Mannington Township, Salem County, and the 2011 preservation of Princeton Nurseries, where the SADC worked with the Monmouth County Park system to preserve 900 acres of farmland, in addition to land the county park system added to their greenways along the historic Crosswicks Creek; and

**WHEREAS**, Susan's perseverance and eye for farmland preservation goals statewide helped New Jersey preserve to date 250,000 acres of farmland through the State's Farmland Preservation Program, marking over one-third of all New Jersey farmland as preserved under the program; and

**WHEREAS**, the SADC's efforts to specifically target the preservation of high-quality, strategically located farmland slated for warehouse development, developed under Susan's leadership, prevents significant adverse impacts on the surrounding agricultural area and host communities that the pending or potential nonagricultural development could have caused; and

**WHEREAS**, Susan's leadership helped the Legislature and agricultural officials devise a Special Occasion Events (SOE) law that both enhances ways the operators of preserved farmland can invite people onto their farms while also preventing such events from becoming the target of neighbor complaints; and

**WHEREAS**, Susan's willingness to engage SADC members and staff in discussions with the State Board of Agriculture about the Committee's proposed Soil Protection Standards regulations has helped get the agricultural industry to a point of understanding about the need to be highly protective of New Jersey's valuable prime agricultural soils while also facilitating additional agricultural development in the state.



**NOW, THEREFORE BE IT RESOLVED**, that we, the members of the New Jersey State Agriculture Development Committee, gathered in Trenton, New Jersey, on May 23, 2024, do hereby express our boundless appreciation and respect for the work Susan Payne has undertaken, both at the State and County levels, to position New Jersey's agricultural industry to move forward with the preserved land and resources it needs to continue thriving into the future.

**BE IT FURTHER RESOLVED**, that we, on behalf of the State Agriculture Development Committee, and the staff it oversees, as well as the agencies, industries, and people we serve, wish Susan good health, great happiness, and an enjoyable retirement.

5/23/2024

Date



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Pete Johnson	YES
Roger Kumpel	YES
Charles Rosen	YES
Tiffany Bohlin	YES
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